HOUSING MARKET INFORMATION

RESIDENTIAL CONSTRUCTION DIGEST

Edmonton

Date Released: September 2014

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Edmonton Metropolitan Area

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LEGEND

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Table 1a: Edmonton Metropolitan Area

Housing Starts: August 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	13	9	44.4	33	6	450.0	46	15	206.7
Northeast	21	23	-8.7	12	2	500.0	33	25	32.0
Northwest	78	59	32.2	36	14	157.1	114	73	56.2
South Central	12	8	50.0	39	8	387.5	51	16	218.8
Southeast	98	80	22.5	60	46	30.4	158	126	25.4
Southwest	132	94	40.4	69	44	56.8	201	138	45.7
West	114	76	50.0	101	59	71.2	215	135	59.3
Total Edmonton City	**468**	**349**	**34.1**	**350**	**179**	**95.5**	**818**	**528**	**54.9**
Beaumont Town	11	13	-15.4	2	20	-90.0	13	33	-60.6
Calmar Town	2	1	100.0	0	0	--	2	1	100.0
Devon Town	1	1	0.0	0	0	--	1	1	0.0
Fort Saskatchewan City	23	32	-28.1	11	12	-8.3	34	44	-22.7
Gibbons Town	3	6	-50.0	0	0	--	3	6	-50.0
Leduc City	20	18	11.1	21	14	50.0	41	32	28.1
Leduc County	14	23	-39.1	0	0	--	14	23	-39.1
Morinville Town	4	8	-50.0	39	0	--	43	8	437.5
Parkland County	24	28	-14.3	2	0	--	26	28	-7.1
Spruce Grove City	40	43	-7.0	14	24	-41.7	54	67	-19.4
St. Albert City	18	15	20.0	123	4	2,975.0	141	19	642.1
Stony Plain Town	14	14	0.0	8	9	-11.1	22	23	-4.3
Strathcona County	24	42	-42.9	67	19	252.6	91	61	49.2
Sturgeon County	12	16	-25.0	0	0	--	12	16	-25.0
Other Centres	7	5	40.0	0	0	--	7	5	40.0
Total Rural	**217**	**265**	**-18.1**	**287**	**102**	**181.4**	**504**	**367**	**37.3**
Grand Total	**685**	**614**	**11.6**	**637**	**281**	**126.7**	**1,322**	**895**	**47.7**

Table 1b: Edmonton Metropolitan Area

Housing Starts: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	84	58	44.8	350	666	-47.4	434	724	-40.1
Northeast	177	161	9.9	447	615	-27.3	624	776	-19.6
Northwest	510	470	8.5	270	645	-58.1	780	1,115	-30.0
South Central	70	72	-2.8	73	222	-67.1	143	294	-51.4
Southeast	690	593	16.4	674	844	-20.1	1,364	1,437	-5.1
Southwest	842	757	11.2	859	1,075	-20.1	1,701	1,832	-7.2
West	635	517	22.8	467	513	-9.0	1,102	1,030	7.0
Total Edmonton City	**3,008**	**2,628**	**14.5**	**3,140**	**4,580**	**-31.4**	**6,148**	**7,208**	**-14.7**
Beaumont Town	82	91	-9.9	23	176	-86.9	105	267	-60.7
Calmar Town	17	8	112.5	0	0	--	17	8	112.5
Devon Town	4	2	100.0	2	0	--	6	2	200.0
Fort Saskatchewan City	190	152	25.0	85	103	-17.5	275	255	7.8
Gibbons Town	7	16	-56.3	0	0	--	7	16	-56.3
Leduc City	177	193	-8.3	182	93	95.7	359	286	25.5
Leduc County	66	76	-13.2	0	0	--	66	76	-13.2
Morinville Town	31	30	3.3	41	21	95.2	72	51	41.2
Parkland County	96	116	-17.2	6	2	200.0	102	118	-13.6
Spruce Grove City	215	169	27.2	312	317	-1.6	527	486	8.4
St. Albert City	133	98	35.7	303	508	-40.4	436	606	-28.1
Stony Plain Town	67	57	17.5	58	33	75.8	125	90	38.9
Strathcona County	144	236	-39.0	242	123	96.7	386	359	7.5
Sturgeon County	55	71	-22.5	0	0	--	55	71	-22.5
Other Centres	16	13	23.1	36	31	16.1	52	44	18.2
Total Rural	**1,300**	**1,328**	**-2.1**	**1,290**	**1,407**	**-8.3**	**2,590**	**2,735**	**-5.3**
Grand Total	**4,308**	**3,956**	**8.9**	**4,430**	**5,987**	**-26.0**	**8,738**	**9,943**	**-12.1**

Table 2a: Edmonton Metropolitan Area

Single-Detached Housing Starts by Zone and House Type: August 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	1	1	0.0	0	0	--	12	6	100.0	0	2	-100.0	13	9	44.4
Northeast	0	0	--	1	0	--	20	23	-13.0	0	0	--	21	23	-8.7
Northwest	0	3	-100.0	2	1	100.0	76	53	43.4	0	2	-100.0	78	59	32.2
South Central	0	0	--	0	0	--	9	7	28.6	3	1	200.0	12	8	50.0
Southeast	1	2	-50.0	1	1	0.0	95	69	37.7	1	8	-87.5	98	80	22.5
Southwest	5	2	150.0	0	0	--	124	84	47.6	3	8	-62.5	132	94	40.4
West	2	3	-33.3	0	2	-100.0	110	66	66.7	2	5	-60.0	114	76	50.0
Total Edmonton City	**9**	**11**	**-18.2**	**4**	**4**	**0.0**	**446**	**308**	**44.8**	**9**	**26**	**-65.4**	**468**	**349**	**34.1**
Beaumont Town	0	0	--	0	0	--	10	8	25.0	1	5	-80.0	11	13	-15.4
Calmar Town	0	0	--	0	0	--	1	0	--	1	1	0.0	2	1	100.0
Devon Town	0	0	--	0	0	--	0	0	--	1	1	0.0	1	1	0.0
Fort Saskatchewan City	0	0	--	0	0	--	0	3	-100.0	23	29	-20.7	23	32	-28.1
Gibbons Town	0	0	--	0	0	--	0	0	--	3	6	-50.0	3	6	-50.0
Leduc City	1	2	-50.0	0	0	--	13	12	8.3	6	4	50.0	20	18	11.1
Leduc County	5	1	400.0	0	0	--	1	3	-66.7	8	19	-57.9	14	23	-39.1
Morinville Town	0	0	--	0	0	--	0	0	--	4	8	-50.0	4	8	-50.0
Parkland County	2	2	0.0	0	0	--	2	6	-66.7	20	20	0.0	24	28	-14.3
Spruce Grove City	4	4	0.0	0	0	--	22	22	0.0	14	17	-17.6	40	43	-7.0
St. Albert City	0	0	--	0	0	--	5	2	150.0	13	13	0.0	18	15	20.0
Stony Plain Town	0	1	-100.0	0	0	--	3	2	50.0	11	11	0.0	14	14	0.0
Strathcona County	1	0	--	0	0	--	0	0	--	23	42	-45.2	24	42	-42.9
Sturgeon County	0	0	--	0	0	--	0	0	--	12	16	-25.0	12	16	-25.0
Other Centres	2	0	--	0	0	--	0	0	--	5	5	0.0	7	5	40.0
Total Rural	**15**	**10**	**50.0**	**0**	**0**	**--**	**57**	**58**	**-1.7**	**145**	**197**	**-26.4**	**217**	**265**	**-18.1**
Grand Total	**24**	**21**	**14.3**	**4**	**4**	**0.0**	**503**	**366**	**37.4**	**154**	**223**	**-30.9**	**685**	**614**	**11.6**

Table 2b: Edmonton Metropolitan Area

Single-Detached Housing Starts by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	6	6	0.0	11	5	120.0	59	42	40.5	8	5	60.0	84	58	44.8
Northeast	3	2	50.0	6	3	100.0	168	154	9.1	0	2	-100.0	177	161	9.9
Northwest	9	8	12.5	9	9	0.0	490	445	10.1	2	8	-75.0	510	470	8.5
South Central	5	1	400.0	0	0	--	51	53	-3.8	14	18	-22.2	70	72	-2.8
Southeast	9	7	28.6	7	6	16.7	659	520	26.7	15	60	-75.0	690	593	16.4
Southwest	21	28	-25.0	0	2	-100.0	776	633	22.6	45	94	-52.1	842	757	11.2
West	27	17	58.8	0	3	-100.0	591	427	38.4	17	70	-75.7	635	517	22.8
Total Edmonton City	**80**	**69**	**15.9**	**33**	**28**	**17.9**	**2,794**	**2,274**	**22.9**	**101**	**257**	**-60.7**	**3,008**	**2,628**	**14.5**
Beaumont Town	5	0	--	0	0	--	60	69	-13.0	17	22	-22.7	82	91	-9.9
Calmar Town	1	1	0.0	0	0	--	7	2	250.0	9	5	80.0	17	8	112.5
Devon Town	0	0	--	0	0	--	2	0	--	2	2	0.0	4	2	100.0
Fort Saskatchewan City	0	0	--	0	0	--	4	8	-50.0	186	144	29.2	190	152	25.0
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	7	15	-53.3	7	16	-56.3
Leduc City	13	7	85.7	0	0	--	141	152	-7.2	23	34	-32.4	177	193	-8.3
Leduc County	11	12	-8.3	0	0	--	11	10	10.0	44	54	-18.5	66	76	-13.2
Morinville Town	1	1	0.0	1	0	--	6	2	200.0	23	27	-14.8	31	30	3.3
Parkland County	14	16	-12.5	2	3	-33.3	10	11	-9.1	70	86	-18.6	96	116	-17.2
Spruce Grove City	8	6	33.3	0	2	-100.0	130	86	51.2	77	75	2.7	215	169	27.2
St. Albert City	1	4	-75.0	0	0	--	29	10	190.0	103	84	22.6	133	98	35.7
Stony Plain Town	0	2	-100.0	0	0	--	32	14	128.6	35	41	-14.6	67	57	17.5
Strathcona County	3	5	-40.0	0	0	--	0	0	--	141	231	-39.0	144	236	-39.0
Sturgeon County	0	2	-100.0	0	0	--	0	0	--	55	69	-20.3	55	71	-22.5
Other Centres	2	1	100.0	0	0	--	2	0	--	12	12	0.0	16	13	23.1
Total Rural	**59**	**57**	**3.5**	**3**	**5**	**-40.0**	**434**	**365**	**18.9**	**804**	**901**	**-10.8**	**1,300**	**1,328**	**-2.1**
Grand Total	**139**	**126**	**10.3**	**36**	**33**	**9.1**	**3,228**	**2,639**	**22.3**	**905**	**1,158**	**-21.8**	**4,308**	**3,956**	**8.9**

Table 3a: Edmonton Metropolitan Area

Multiple Housing Starts by Zone, Type and Tenure: August 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	14	0	0	0	0	16	16	3	33
Northeast	12	0	0	0	0	0	0	0	12
Northwest	10	0	0	0	19	0	19	7	36
South Central	12	0	0	0	0	27	27	0	39
Southeast	60	0	0	0	0	0	0	0	60
Southwest	36	0	0	0	27	0	27	6	69
West	20	0	0	0	0	78	78	3	101
Total Edmonton City	**164**	**0**	**0**	**0**	**46**	**121**	**167**	**19**	**350**
Beaumont Town	2	0	0	0	0	0	0	0	2
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	7	0	7	0	11
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	6	0	0	0	0	0	0	15	21
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	36	36	0	0	0	3	39
Parkland County	2	0	0	0	0	0	0	0	2
Spruce Grove City	14	0	0	0	0	0	0	0	14
St. Albert City	2	0	0	0	0	121	121	0	123
Stony Plain Town	8	0	0	0	0	0	0	0	8
Strathcona County	8	0	56	56	3	0	3	0	67
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**46**	**0**	**92**	**92**	**10**	**121**	**131**	**18**	**287**
Grand Total	**210**	**0**	**92**	**92**	**56**	**242**	**298**	**37**	**637**

Table 3b: Edmonton Metropolitan Area

Multiple Housing Starts by Zone, Type and Tenure: Year-to-Date 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	106	0	4	4	0	228	228	12	350
Northeast	82	0	126	126	29	210	239	0	447
Northwest	86	0	0	0	62	71	133	51	270
South Central	40	0	0	0	0	27	27	6	73
Southeast	384	0	126	126	57	96	153	11	674
Southwest	380	0	0	0	136	253	389	90	859
West	196	0	0	0	76	177	253	18	467
Total Edmonton City	**1,274**	**0**	**256**	**256**	**360**	**1,062**	**1,422**	**188**	**3,140**
Beaumont Town	20	0	0	0	0	0	0	3	23
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	74	0	0	0	7	0	7	4	85
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	110	4	0	4	27	0	27	41	182
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	36	36	0	0	0	3	41
Parkland County	6	0	0	0	0	0	0	0	6
Spruce Grove City	122	0	104	104	12	0	12	74	312
St. Albert City	50	0	110	110	22	121	143	0	303
Stony Plain Town	46	0	0	0	6	0	6	6	58
Strathcona County	80	0	144	144	18	0	18	0	242
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	36	36	0	0	0	0	36
Total Rural	**512**	**4**	**430**	**434**	**92**	**121**	**213**	**131**	**1,290**
Grand Total	**1,786**	**4**	**686**	**690**	**452**	**1,183**	**1,635**	**319**	**4,430**

Table 4a: Edmonton Metropolitan Area

Housing Completions: August 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	8	13	-38.5	12	20	-40.0	20	33	-39.4
Northeast	17	26	-34.6	21	17	23.5	38	43	-11.6
Northwest	50	63	-20.6	6	51	-88.2	56	114	-50.9
South Central	12	8	50.0	56	6	833.3	68	14	385.7
Southeast	98	94	4.3	45	57	-21.1	143	151	-5.3
Southwest	85	127	-33.1	131	129	1.6	216	256	-15.6
West	74	58	27.6	28	7	300.0	102	65	56.9
Total Edmonton City	**344**	**389**	**-11.6**	**299**	**287**	**4.2**	**643**	**676**	**-4.9**
Beaumont Town	14	26	-46.2	23	2	1,050.0	37	28	32.1
Calmar Town	5	0	--	0	0	--	5	0	--
Devon Town	0	1	-100.0	0	0	--	0	1	-100.0
Fort Saskatchewan City	20	15	33.3	85	12	608.3	105	27	288.9
Gibbons Town	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	22	18	22.2	15	4	275.0	37	22	68.2
Leduc County	13	21	-38.1	0	0	--	13	21	-38.1
Morinville Town	5	6	-16.7	8	4	100.0	13	10	30.0
Parkland County	25	21	19.0	2	2	0.0	27	23	17.4
Spruce Grove City	58	27	114.8	69	44	56.8	127	71	78.9
St. Albert City	20	16	25.0	6	8	-25.0	26	24	8.3
Stony Plain Town	28	14	100.0	11	22	-50.0	39	36	8.3
Strathcona County	21	39	-46.2	10	95	-89.5	31	134	-76.9
Sturgeon County	14	6	133.3	0	0	--	14	6	133.3
Other Centres	2	0	--	36	0	--	38	0	--
Total Rural	**247**	**211**	**17.1**	**265**	**193**	**37.3**	**512**	**404**	**26.7**
Grand Total	**591**	**600**	**-1.5**	**564**	**480**	**17.5**	**1,155**	**1,080**	**6.9**

Table 4b: Edmonton Metropolitan Area

Housing Completions: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	61	64	-4.7	744	319	133.2	805	383	110.2
Northeast	131	154	-14.9	271	248	9.3	402	402	0.0
Northwest	414	292	41.8	355	391	-9.2	769	683	12.6
South Central	72	57	26.3	146	123	18.7	218	180	21.1
Southeast	715	613	16.6	576	933	-38.3	1,291	1,546	-16.5
Southwest	761	707	7.6	798	1,136	-29.8	1,559	1,843	-15.4
West	518	447	15.9	284	192	47.9	802	639	25.5
Total Edmonton City	**2,672**	**2,334**	**14.5**	**3,174**	**3,342**	**-5.0**	**5,846**	**5,676**	**3.0**
Beaumont Town	93	142	-34.5	178	26	584.6	271	168	61.3
Calmar Town	17	10	70.0	0	8	--	17	18	-5.6
Devon Town	2	6	-66.7	0	0	--	2	6	-66.7
Fort Saskatchewan City	152	144	5.6	135	52	159.6	287	196	46.4
Gibbons Town	15	13	15.4	0	0	--	15	13	15.4
Leduc City	188	182	3.3	128	105	21.9	316	287	10.1
Leduc County	61	65	-6.2	0	0	--	61	65	-6.2
Morinville Town	31	37	-16.2	16	24	-33.3	47	61	-23.0
Parkland County	145	129	12.4	2	8	-75.0	147	137	7.3
Spruce Grove City	211	141	49.6	313	407	-23.1	524	548	-4.4
St. Albert City	118	103	14.6	466	128	264.1	584	231	152.8
Stony Plain Town	61	76	-19.7	70	76	-7.9	131	152	-13.8
Strathcona County	162	211	-23.2	99	201	-50.7	261	412	-36.7
Sturgeon County	85	85	0.0	0	0	--	85	85	0.0
Other Centres	19	26	-26.9	36	31	16.1	55	57	-3.5
Total Rural	**1,360**	**1,370**	**-0.7**	**1,443**	**1,066**	**35.4**	**2,803**	**2,436**	**15.1**
Grand Total	**4,032**	**3,704**	**8.9**	**4,617**	**4,408**	**4.7**	**8,649**	**8,112**	**6.6**

Table 5a: Edmonton Metropolitan Area

Single-Detached Housing Completions by Zone and House Type: August 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	2	-100.0	1	0	--	7	11	-36.4	0	0	--	8	13	-38.5
Northeast	0	0	--	1	0	--	16	26	-38.5	0	0	--	17	26	-34.6
Northwest	2	0	--	0	1	-100.0	48	62	-22.6	0	0	--	50	63	-20.6
South Central	0	0	--	0	0	--	12	7	71.4	0	1	-100.0	12	8	50.0
Southeast	2	3	-33.3	1	0	--	95	91	4.4	0	0	--	98	94	4.3
Southwest	3	2	50.0	0	0	--	82	125	-34.4	0	0	--	85	127	-33.1
West	3	3	0.0	0	0	--	71	55	29.1	0	0	--	74	58	27.6
Total Edmonton City	**10**	**10**	**0.0**	**3**	**1**	**200.0**	**331**	**377**	**-12.2**	**0**	**1**	**-100.0**	**344**	**389**	**-11.6**
Beaumont Town	1	2	-50.0	0	0	--	13	24	-45.8	0	0	--	14	26	-46.2
Calmar Town	0	0	--	0	0	--	5	0	--	0	0	--	5	0	--
Devon Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Fort Saskatchewan City	1	0	--	0	0	--	19	15	26.7	0	0	--	20	15	33.3
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	2	0	--	0	0	--	20	18	11.1	0	0	--	22	18	22.2
Leduc County	3	13	-76.9	0	0	--	7	3	133.3	3	5	-40.0	13	21	-38.1
Morinville Town	0	3	-100.0	0	0	--	5	3	66.7	0	0	--	5	6	-16.7
Parkland County	16	9	77.8	1	1	0.0	4	6	-33.3	4	5	-20.0	25	21	19.0
Spruce Grove City	6	0	--	0	0	--	52	27	92.6	0	0	--	58	27	114.8
St. Albert City	3	5	-40.0	0	0	--	17	11	54.5	0	0	--	20	16	25.0
Stony Plain Town	2	5	-60.0	0	0	--	24	8	200.0	2	1	100.0	28	14	100.0
Strathcona County	4	7	-42.9	0	5	-100.0	17	27	-37.0	0	0	--	21	39	-46.2
Sturgeon County	8	2	300.0	0	0	--	4	3	33.3	2	1	100.0	14	6	133.3
Other Centres	0	0	--	2	0	--	0	0	--	0	0	--	2	0	--
Total Rural	**46**	**46**	**0.0**	**3**	**6**	**-50.0**	**187**	**147**	**27.2**	**11**	**12**	**-8.3**	**247**	**211**	**17.1**
Grand Total	**56**	**56**	**0.0**	**6**	**7**	**-14.3**	**518**	**524**	**-1.1**	**11**	**13**	**-15.4**	**591**	**600**	**-1.5**

Table 5b: Edmonton Metropolitan Area

Single-Detached Housing Completions by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	4	8	-50.0	15	11	36.4	41	41	0.0	1	4	-75.0	61	64	-4.7
Northeast	4	2	100.0	5	5	0.0	122	145	-15.9	0	2	-100.0	131	154	-14.9
Northwest	10	4	150.0	5	3	66.7	397	283	40.3	2	2	0.0	414	292	41.8
South Central	1	0	--	0	1	-100.0	67	54	24.1	4	2	100.0	72	57	26.3
Southeast	7	11	-36.4	5	13	-61.5	701	586	19.6	2	3	-33.3	715	613	16.6
Southwest	33	22	50.0	5	3	66.7	718	679	5.7	5	3	66.7	761	707	7.6
West	19	15	26.7	1	5	-80.0	496	425	16.7	2	2	0.0	518	447	15.9
Total Edmonton City	**78**	**62**	**25.8**	**36**	**41**	**-12.2**	**2,542**	**2,213**	**14.9**	**16**	**18**	**-11.1**	**2,672**	**2,334**	**14.5**
Beaumont Town	3	14	-78.6	0	0	--	90	128	-29.7	0	0	--	93	142	-34.5
Calmar Town	1	2	-50.0	2	0	--	14	8	75.0	0	0	--	17	10	70.0
Devon Town	0	0	--	0	0	--	2	6	-66.7	0	0	--	2	6	-66.7
Fort Saskatchewan City	10	4	150.0	4	8	-50.0	138	132	4.5	0	0	--	152	144	5.6
Gibbons Town	5	1	400.0	2	4	-50.0	8	6	33.3	0	2	-100.0	15	13	15.4
Leduc City	9	16	-43.8	0	0	--	179	166	7.8	0	0	--	188	182	3.3
Leduc County	26	28	-7.1	0	0	--	24	18	33.3	11	19	-42.1	61	65	-6.2
Morinville Town	4	7	-42.9	1	1	0.0	26	29	-10.3	0	0	--	31	37	-16.2
Parkland County	73	65	12.3	4	2	100.0	43	35	22.9	25	27	-7.4	145	129	12.4
Spruce Grove City	18	10	80.0	0	0	--	192	131	46.6	1	0	--	211	141	49.6
St. Albert City	18	22	-18.2	0	0	--	100	80	25.0	0	1	-100.0	118	103	14.6
Stony Plain Town	6	16	-62.5	0	1	-100.0	46	46	0.0	9	13	-30.8	61	76	-19.7
Strathcona County	36	35	2.9	5	14	-64.3	120	160	-25.0	1	2	-50.0	162	211	-23.2
Sturgeon County	46	36	27.8	0	1	-100.0	26	33	-21.2	13	15	-13.3	85	85	0.0
Other Centres	8	14	-42.9	4	3	33.3	6	9	-33.3	1	0	--	19	26	-26.9
Total Rural	**263**	**270**	**-2.6**	**22**	**34**	**-35.3**	**1,014**	**987**	**2.7**	**61**	**79**	**-22.8**	**1,360**	**1,370**	**-0.7**
Grand Total	**341**	**332**	**2.7**	**58**	**75**	**-22.7**	**3,556**	**3,200**	**11.1**	**77**	**97**	**-20.6**	**4,032**	**3,704**	**8.9**

Table 6a: Edmonton Metropolitan Area

Multiple Housing Completions by Zone, Type and Tenure: August 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	12	0	0	0	0	0	0	0	12
Northeast	8	0	0	0	13	0	13	0	21
Northwest	2	0	0	0	0	0	0	4	6
South Central	2	0	0	0	0	54	54	0	56
Southeast	36	0	0	0	9	0	9	0	45
Southwest	20	0	79	79	0	32	32	0	131
West	28	0	0	0	0	0	0	0	28
Total Edmonton City	**108**	**0**	**79**	**79**	**22**	**86**	**108**	**4**	**299**
Beaumont Town	8	0	0	0	0	0	0	15	23
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	14	0	71	71	0	0	0	0	85
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	12	0	0	0	0	0	0	3	15
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	8	8
Parkland County	2	0	0	0	0	0	0	0	2
Spruce Grove City	48	0	0	0	6	0	6	15	69
St. Albert City	6	0	0	0	0	0	0	0	6
Stony Plain Town	8	0	0	0	3	0	3	0	11
Strathcona County	6	0	0	0	4	0	4	0	10
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	36	36	0	0	0	0	36
Total Rural	**104**	**0**	**107**	**107**	**13**	**0**	**13**	**41**	**265**
Grand Total	**212**	**0**	**186**	**186**	**35**	**86**	**121**	**45**	**564**

Table 6b: Edmonton Metropolitan Area

Multiple Housing Completions by Zone, Type and Tenure: Year-to-Date 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	78	0	583	583	0	76	76	7	744
Northeast	86	0	160	160	25	0	25	0	271
Northwest	84	0	48	48	62	149	211	12	355
South Central	42	0	0	0	0	94	94	10	146
Southeast	324	6	63	69	56	116	172	11	576
Southwest	282	0	148	148	107	230	337	31	798
West	172	0	47	47	65	0	65	0	284
Total Edmonton City	**1,068**	**6**	**1,049**	**1,055**	**315**	**665**	**980**	**71**	**3,174**
Beaumont Town	32	0	104	104	0	0	0	42	178
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	64	0	71	71	0	0	0	0	135
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	60	0	0	0	15	0	15	53	128
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	4	0	4	12	16
Parkland County	2	0	0	0	0	0	0	0	2
Spruce Grove City	128	0	0	0	15	92	107	78	313
St. Albert City	38	0	428	428	0	0	0	0	466
Stony Plain Town	22	0	34	34	14	0	14	0	70
Strathcona County	68	0	0	0	31	0	31	0	99
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	36	36	0	0	0	0	36
Total Rural	**414**	**0**	**673**	**673**	**79**	**92**	**171**	**185**	**1,443**
Grand Total	**1,482**	**6**	**1,722**	**1,728**	**394**	**757**	**1,151**	**256**	**4,617**

Table 7: Edmonton Metropolitan Area

Housing Under Construction by Zone: August 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	101	83	21.7	1,654	2,042	-19.0	1,755	2,125	-17.4
Northeast	182	145	25.5	990	978	1.2	1,172	1,123	4.4
Northwest	529	444	19.1	848	995	-14.8	1,377	1,439	-4.3
South Central	87	92	-5.4	366	382	-4.2	453	474	-4.4
Southeast	527	519	1.5	1,231	1,290	-4.6	1,758	1,809	-2.8
Southwest	852	805	5.8	2,166	1,987	9.0	3,018	2,792	8.1
West	597	513	16.4	713	537	32.8	1,310	1,050	24.8
Total Edmonton City	**2,875**	**2,601**	**10.5**	**7,968**	**8,211**	**-3.0**	**10,843**	**10,812**	**0.3**
Beaumont Town	108	121	-10.7	26	185	-85.9	134	306	-56.2
Calmar Town	17	10	70.0	0	0	--	17	10	70.0
Devon Town	4	7	-42.9	2	5	-60.0	6	12	-50.0
Fort Saskatchewan City	172	156	10.3	142	107	32.7	314	263	19.4
Gibbons Town	7	15	-53.3	0	0	--	7	15	-53.3
Leduc City	203	211	-3.8	362	270	34.1	565	481	17.5
Leduc County	117	115	1.7	0	0	--	117	115	1.7
Morinville Town	29	32	-9.4	78	26	200.0	107	58	84.5
Parkland County	94	132	-28.8	4	2	100.0	98	134	-26.9
Spruce Grove City	172	144	19.4	431	366	17.8	603	510	18.2
St. Albert City	118	102	15.7	463	508	-8.9	581	610	-4.8
Stony Plain Town	55	36	52.8	57	37	54.1	112	73	53.4
Strathcona County	184	221	-16.7	319	113	182.3	503	334	50.6
Sturgeon County	59	73	-19.2	0	0	--	59	73	-19.2
Other Centres	20	20	0.0	4	4	0.0	24	24	0.0
Total Rural	**1,359**	**1,395**	**-2.6**	**1,888**	**1,623**	**16.3**	**3,247**	**3,018**	**7.6**
Grand Total	**4,234**	**3,996**	**6.0**	**9,856**	**9,834**	**0.2**	**14,090**	**13,830**	**1.9**

Table 8: Edmonton Metropolitan Area

Single-Detached Housing Under Construction by Zone and House Type: August 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	7	5	40.0	8	8	0.0	78	62	25.8	8	8	0.0	101	83	21.7
Northeast	5	4	25.0	5	4	25.0	172	136	26.5	0	1	-100.0	182	145	25.5
Northwest	9	9	0.0	9	9	0.0	507	417	21.6	4	9	-55.6	529	444	19.1
South Central	6	2	200.0	0	0	--	65	70	-7.1	16	20	-20.0	87	92	-5.4
Southeast	7	8	-12.5	6	4	50.0	504	454	11.0	10	53	-81.1	527	519	1.5
Southwest	20	25	-20.0	0	2	-100.0	780	666	17.1	52	112	-53.6	852	805	5.8
West	26	14	85.7	0	4	-100.0	550	418	31.6	21	77	-72.7	597	513	16.4
Total Edmonton City	**80**	**67**	**19.4**	**28**	**31**	**-9.7**	**2,656**	**2,223**	**19.5**	**111**	**280**	**-60.4**	**2,875**	**2,601**	**10.5**
Beaumont Town	6	1	500.0	0	0	--	88	96	-8.3	14	24	-41.7	108	121	-10.7
Calmar Town	1	1	0.0	0	0	--	7	2	250.0	9	7	28.6	17	10	70.0
Devon Town	0	1	-100.0	0	1	-100.0	2	1	100.0	2	4	-50.0	4	7	-42.9
Fort Saskatchewan City	6	10	-40.0	4	3	33.3	35	41	-14.6	127	102	24.5	172	156	10.3
Gibbons Town	0	0	--	0	0	--	0	2	-100.0	7	13	-46.2	7	15	-53.3
Leduc City	17	8	112.5	0	1	-100.0	163	169	-3.6	23	33	-30.3	203	211	-3.8
Leduc County	31	31	0.0	0	0	--	39	22	77.3	47	62	-24.2	117	115	1.7
Morinville Town	1	1	0.0	1	2	-50.0	6	10	-40.0	21	19	10.5	29	32	-9.4
Parkland County	26	31	-16.1	1	2	-50.0	21	32	-34.4	46	67	-31.3	94	132	-28.8
Spruce Grove City	9	6	50.0	0	2	-100.0	120	81	48.1	43	55	-21.8	172	144	19.4
St. Albert City	8	7	14.3	0	0	--	44	26	69.2	66	69	-4.3	118	102	15.7
Stony Plain Town	1	3	-66.7	0	0	--	33	10	230.0	21	23	-8.7	55	36	52.8
Strathcona County	25	16	56.3	1	5	-80.0	60	46	30.4	98	154	-36.4	184	221	-16.7
Sturgeon County	3	3	0.0	0	0	--	2	1	100.0	54	69	-21.7	59	73	-19.2
Other Centres	5	5	0.0	0	1	-100.0	3	2	50.0	12	12	0.0	20	20	0.0
Total Rural	**139**	**124**	**12.1**	**7**	**17**	**-58.8**	**623**	**541**	**15.2**	**590**	**713**	**-17.3**	**1,359**	**1,395**	**-2.6**
Grand Total	**219**	**191**	**14.7**	**35**	**48**	**-27.1**	**3,279**	**2,764**	**18.6**	**701**	**993**	**-29.4**	**4,234**	**3,996**	**6.0**

Table 9: Edmonton Metropolitan Area

Multiple Housing Under Construction by Zone, Type and Tenure: August 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	140	4	289	293	10	1,187	1,197	24	1,654
Northeast	84	0	408	408	79	419	498	0	990
Northwest	94	0	119	119	116	432	548	87	848
South Central	62	0	160	160	0	141	141	3	366
Southeast	332	0	596	596	120	164	284	19	1,231
Southwest	400	0	118	118	265	1,244	1,509	139	2,166
West	200	0	190	190	120	176	296	27	713
Total Edmonton City	**1,312**	**4**	**1,880**	**1,884**	**710**	**3,763**	**4,473**	**299**	**7,968**
Beaumont Town	26	0	0	0	0	0	0	0	26
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	60	0	71	71	7	0	7	4	142
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	106	8	0	8	41	160	201	47	362
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	73	73	0	0	0	3	78
Parkland County	4	0	0	0	0	0	0	0	4
Spruce Grove City	108	0	247	247	24	0	24	52	431
St. Albert City	40	0	188	188	42	193	235	0	463
Stony Plain Town	40	0	0	0	11	0	11	6	57
Strathcona County	78	0	144	144	39	58	97	0	319
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	4	0	4	0	0	0	0	4
Total Rural	**466**	**12**	**723**	**735**	**164**	**411**	**575**	**112**	**1,888**
Grand Total	**1,778**	**16**	**2,603**	**2,619**	**874**	**4,174**	**5,048**	**411**	**9,856**

Table 10: Edmonton Metropolitan Area

Housing Starts: 2014 vs 2013

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	388	304	27.6	388	315	23.2	776	619	25.4
February	492	395	24.6	295	659	-55.2	787	1,054	-25.3
March	429	426	0.7	323	750	-56.9	752	1,176	-36.1
April	544	560	-2.9	711	943	-24.6	1,255	1,503	-16.5
May	504	526	-4.2	712	1,338	-46.8	1,216	1,864	-34.8
June	580	589	-1.5	924	1,161	-20.4	1,504	1,750	-14.1
July	686	542	26.6	440	540	-18.5	1,126	1,082	4.1
August	685	614	11.6	637	281	126.7	1,322	895	47.7
Total	**4,308**	**3,956**	**8.9**	**4,430**	**5,987**	**-26.0**	**8,738**	**9,943**	**-12.1**

Table 11: Edmonton Metropolitan Area

Housing Completions: 2014 vs 2013

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	363	417	-12.9	765	620	23.4	1,128	1,037	8.8
February	590	410	43.9	362	604	-40.1	952	1,014	-6.1
March	424	361	17.5	348	572	-39.2	772	933	-17.3
April	479	513	-6.6	683	570	19.8	1,162	1,083	7.3
May	453	454	-0.2	268	545	-50.8	721	999	-27.8
June	517	445	16.2	883	603	46.4	1,400	1,048	33.6
July	615	504	22.0	744	414	79.7	1,359	918	48.0
August	591	600	-1.5	564	480	17.5	1,155	1,080	6.9
Total	**4,032**	**3,704**	**8.9**	**4,617**	**4,408**	**4.7**	**8,649**	**8,112**	**6.6**

Table 12: Edmonton Metropolitan Area

Housing Under Construction: 2014 vs 2013

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	3,990	3,636	9.7	9,379	7,862	19.3	13,369	11,498	16.3
February	3,890	3,619	7.5	9,337	8,018	16.5	13,227	11,637	13.7
March	3,895	3,684	5.7	9,310	8,193	13.6	13,205	11,877	11.2
April	3,959	3,731	6.1	9,388	8,566	9.6	13,347	12,297	8.5
May	4,010	3,803	5.4	9,828	9,359	5.0	13,838	13,162	5.1
June	4,071	3,946	3.2	9,869	9,913	-0.4	13,940	13,859	0.6
July	4,142	3,984	4.0	9,782	10,035	-2.5	13,924	14,019	-0.7
August	4,234	3,996	6.0	9,856	9,834	0.2	14,090	13,830	1.9

Table 13: Edmonton Metropolitan Area

Single-Detached Housing Starts by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	12	8	50.0	3	4	-25.0	285	219	30.1	88	73	20.5	388	304	27.6
February	14	14	0.0	9	1	800.0	369	292	26.4	100	88	13.6	492	395	24.6
March	11	21	-47.6	1	7	-85.7	328	295	11.2	89	103	-13.6	429	426	0.7
April	24	9	166.7	2	6	-66.7	407	406	0.2	111	139	-20.1	544	560	-2.9
May	16	14	14.3	5	3	66.7	388	332	16.9	95	177	-46.3	504	526	-4.2
June	13	24	-45.8	6	5	20.0	445	381	16.8	116	179	-35.2	580	589	-1.5
July	25	15	66.7	6	3	100.0	503	348	44.5	152	176	-13.6	686	542	26.6
August	24	21	14.3	4	4	0.0	503	366	37.4	154	223	-30.9	685	614	11.6
Total	**139**	**126**	**10.3**	**36**	**33**	**9.1**	**3,229**	**2,639**	**22.3**	**905**	**1,158**	**-21.8**	**4,308**	**3,956**	**8.9**

Table 14: Edmonton Metropolitan Area

Single-Detached Housing Completions by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	24	31	-22.6	7	9	-22.2	325	364	-10.7	7	13	-46.2	363	417	-12.9
February	54	31	74.2	11	4	175.0	520	363	43.3	5	12	-58.3	590	410	43.9
March	32	29	10.3	5	5	0.0	378	323	17.0	9	4	125.0	424	361	17.5
April	31	70	-55.7	3	16	-81.3	436	414	5.3	9	13	-30.8	479	513	-6.6
May	60	36	66.7	10	13	-23.1	368	392	-6.1	15	13	15.4	453	454	-0.2
June	33	27	22.2	10	9	11.1	468	398	17.6	6	11	-45.5	517	445	16.2
July	51	52	-1.9	6	12	-50.0	543	422	28.7	15	18	-16.7	615	504	22.0
August	56	56	0.0	6	7	-14.3	518	524	-1.1	11	13	-15.4	591	600	-1.5
Total	**341**	**332**	**2.7**	**58**	**75**	**-22.7**	**3,556**	**3,200**	**11.1**	**77**	**97**	**-20.6**	**4,032**	**3,704**	**8.9**

Table 15: Edmonton Metropolitan Area

Single-Detached Housing Under Construction by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	210	198	6.1	34	44	-22.7	2,824	2,396	17.9	922	998	-7.6	3,990	3,636	9.7
February	210	196	7.1	37	48	-22.9	2,810	2,426	15.8	833	949	-12.2	3,890	3,619	7.5
March	207	205	1.0	35	56	-37.5	2,862	2,512	13.9	791	911	-13.2	3,895	3,684	5.7
April	221	186	18.8	36	53	-32.1	2,951	2,649	11.4	751	843	-10.9	3,959	3,731	6.1
May	220	183	20.2	34	50	-32.0	3,090	2,712	13.9	666	858	-22.4	4,010	3,803	5.4
June	223	196	13.8	32	49	-34.7	3,131	2,772	13.0	685	929	-26.3	4,071	3,946	3.2
July	214	190	12.6	33	46	-28.3	3,176	2,801	13.4	719	947	-24.1	4,142	3,984	4.0
August	219	191	14.7	35	48	-27.1	3,279	2,764	18.6	701	993	-29.4	4,234	3,996	6.0

Table 16: Edmonton Metropolitan Area

Multiple Housing Starts by Month, Type, and Tenure: Year-to-Date 2014

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	128	0	126	126	21	109	130	4	388
February	160	0	40	40	51	20	71	24	295
March	242	0	0	0	7	67	74	7	323
April	272	0	181	181	101	116	217	41	711
May	256	0	159	159	81	180	261	36	712
June	264	0	40	40	72	449	521	99	924
July	254	4	48	52	63	0	63	71	440
August	210	0	92	92	56	242	298	37	637
Total	**1,786**	**4**	**686**	**690**	**452**	**1,183**	**1,635**	**319**	**4,430**

Table 17: Edmonton Metropolitan Area

Multiple Housing Completions by Month, Type, and Tenure: Year-to-Date 2014

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	166	0	305	305	58	210	268	26	765
February	174	6	64	70	9	51	60	58	362
March	200	0	31	31	34	75	109	8	348
April	186	0	281	281	19	168	187	29	683
May	168	0	0	0	44	12	56	44	268
June	176	0	547	547	69	78	147	13	883
July	200	0	308	308	126	77	203	33	744
August	212	0	186	186	35	86	121	45	564
Total	**1,482**	**6**	**1,722**	**1,728**	**394**	**757**	**1,151**	**256**	**4,617**

Table 18: Edmonton Metropolitan Area

Multiple Housing Under Construction by Month, Type, and Tenure: Year-to-Date 2014

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	1,434	14	2,423	2,437	788	4,400	5,188	320	9,379
February	1,424	13	2,399	2,412	825	4,390	5,215	286	9,337
March	1,464	13	2,537	2,550	798	4,213	5,011	285	9,310
April	1,552	13	2,644	2,657	880	4,002	4,882	297	9,388
May	1,640	8	2,928	2,936	922	4,041	4,963	289	9,828
June	1,728	12	2,421	2,433	925	4,412	5,337	371	9,869
July	1,780	16	2,470	2,486	853	4,245	5,098	418	9,782
August	1,778	16	2,603	2,619	874	4,174	5,048	411	9,856

Table 19: Edmonton Metropolitan Area

Complete and Unabsorbed Units by Zone and Type: August 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	3	9	-66.7	59	91	-35.2	62	100	-38.0
Northeast	31	30	3.3	86	31	177.4	117	61	91.8
Northwest	94	66	42.4	28	55	-49.1	122	121	0.8
South Central	9	8	12.5	21	18	16.7	30	26	15.4
Southeast	99	118	-16.1	65	93	-30.1	164	211	-22.3
Southwest	23	35	-34.3	121	76	59.2	144	111	29.7
West	23	16	43.8	3	9	-66.7	26	25	4.0
Total Edmonton City	**282**	**282**	**0.0**	**383**	**373**	**2.7**	**665**	**655**	**1.5**
Beaumont Town	20	44	-54.5	4	4	0.0	24	48	-50.0
Calmar Town	2	1	100.0	0	0	--	2	1	100.0
Devon Town	0	4	-100.0	0	0	--	0	4	-100.0
Fort Saskatchewan City	35	43	-18.6	84	15	460.0	119	58	105.2
Gibbons Town	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	35	36	-2.8	16	30	-46.7	51	66	-22.7
Leduc County	4	5	-20.0	0	0	--	4	5	-20.0
Morinville Town	1	16	-93.8	2	24	-91.7	3	40	-92.5
Parkland County	12	9	33.3	2	0	--	14	9	55.6
Spruce Grove City	56	39	43.6	88	49	79.6	144	88	63.6
St. Albert City	38	37	2.7	173	18	861.1	211	55	283.6
Stony Plain Town	21	35	-40.0	69	91	-24.2	90	126	-28.6
Strathcona County	30	37	-18.9	16	42	-61.9	46	79	-41.8
Sturgeon County	0	0	--	0	0	--	0	0	--
Other Centres	6	5	20.0	36	0	--	42	5	740.0
Total Rural	**260**	**312**	**-16.7**	**490**	**273**	**79.5**	**750**	**585**	**28.2**
Grand Total	**542**	**594**	**-8.8**	**873**	**646**	**35.1**	**1,415**	**1,240**	**14.1**

Table 20: Edmonton Metropolitan Area

Complete and Unabsorbed Units by Zone and Type: Year-to-Date 2014

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	580	620	-6.5	846	873	-3.1	1,426	1,493	-4.5
February	666	629	5.9	835	850	-1.8	1,501	1,479	1.5
March	675	647	4.3	789	903	-12.6	1,464	1,550	-5.5
April	635	675	-5.9	909	905	0.4	1,544	1,580	-2.3
May	606	624	-2.9	890	866	2.8	1,496	1,490	0.4
June	558	576	-3.1	782	848	-7.8	1,340	1,424	-5.9
July	567	579	-2.1	853	656	30.0	1,420	1,235	15.0
August	542	594	-8.8	873	646	35.1	1,415	1,240	14.1

Table 21: Edmonton Metropolitan Area

Complete and Unabsorbed Single-Detached Units by Zone and House Type: August 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	1	-100.0	1	3	-66.7	2	5	-60.0	0	0	--	3	9	-66.7
Northeast	0	1	-100.0	1	0	--	30	29	3.4	0	0	--	31	30	3.3
Northwest	1	1	0.0	2	1	100.0	89	63	41.3	2	1	100.0	94	66	42.4
South Central	0	0	--	0	0	--	9	8	12.5	0	0	--	9	8	12.5
Southeast	1	4	-75.0	0	0	--	98	113	-13.3	0	1	-100.0	99	118	-16.1
Southwest	3	0	--	0	0	--	20	35	-42.9	0	0	--	23	35	-34.3
West	1	2	-50.0	0	0	--	22	14	57.1	0	0	--	23	16	43.8
Total Edmonton City	**6**	**9**	**-33.3**	**4**	**4**	**0.0**	**270**	**267**	**1.1**	**2**	**2**	**0.0**	**282**	**282**	**0.0**
Beaumont Town	0	4	-100.0	0	0	--	20	40	-50.0	0	0	--	20	44	-54.5
Calmar Town	1	0	--	0	0	--	1	1	0.0	0	0	--	2	1	100.0
Devon Town	0	0	--	0	0	--	0	4	-100.0	0	0	--	0	4	-100.0
Fort Saskatchewan City	3	1	200.0	0	2	-100.0	32	40	-20.0	0	0	--	35	43	-18.6
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	1	6	-83.3	0	0	--	34	30	13.3	0	0	--	35	36	-2.8
Leduc County	2	3	-33.3	0	0	--	2	2	0.0	0	0	--	4	5	-20.0
Morinville Town	0	1	-100.0	0	0	--	1	15	-93.3	0	0	--	1	16	-93.8
Parkland County	5	7	-28.6	0	0	--	2	0	--	5	2	150.0	12	9	33.3
Spruce Grove City	6	4	50.0	1	1	0.0	49	34	44.1	0	0	--	56	39	43.6
St. Albert City	6	8	-25.0	0	1	-100.0	32	27	18.5	0	1	-100.0	38	37	2.7
Stony Plain Town	1	4	-75.0	0	0	--	16	20	-20.0	4	11	-63.6	21	35	-40.0
Strathcona County	7	5	40.0	1	4	-75.0	22	28	-21.4	0	0	--	30	37	-18.9
Sturgeon County	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	3	1	200.0	1	0	--	2	4	-50.0	0	0	--	6	5	20.0
Total Rural	**35**	**44**	**-20.5**	**3**	**8**	**-62.5**	**213**	**246**	**-13.4**	**9**	**14**	**-35.7**	**260**	**312**	**-16.7**
Grand Total	**41**	**53**	**-22.6**	**7**	**12**	**-41.7**	**483**	**513**	**-5.8**	**11**	**16**	**-31.3**	**542**	**594**	**-8.8**

Table 22: Edmonton Metropolitan Area

Complete and Unabsorbed Single-Detached Units by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	55	50	10.0	13	17	-23.5	497	535	-7.1	15	18	-16.7	580	620	-6.5
February	53	50	6.0	11	15	-26.7	586	545	7.5	16	19	-15.8	666	629	5.9
March	54	56	-3.6	11	14	-21.4	598	559	7.0	12	18	-33.3	675	647	4.3
April	52	60	-13.3	13	18	-27.8	559	578	-3.3	11	19	-42.1	635	675	-5.9
May	53	55	-3.6	13	19	-31.6	525	528	-0.6	15	22	-31.8	606	624	-2.9
June	51	48	6.3	12	16	-25.0	484	492	-1.6	11	20	-45.0	558	576	-3.1
July	43	54	-20.4	6	15	-60.0	505	490	3.1	13	20	-35.0	567	579	-2.1
August	41	53	-22.6	7	12	-41.7	483	513	-5.8	11	16	-31.3	542	594	-8.8

Table 23: Edmonton Metropolitan Area

Complete and Unabsorbed Multiple Units by Zone, Type, and Tenure: August 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	18	0	32	32	0	9	9	0	59
Northeast	20	0	45	45	0	21	21	0	86
Northwest	13	0	0	0	3	12	15	0	28
South Central	7	0	0	0	0	9	9	5	21
Southeast	48	0	0	0	5	10	15	2	65
Southwest	16	0	0	0	16	88	104	1	121
West	1	0	0	0	0	2	2	0	3
Total Edmonton City	**123**	**0**	**77**	**77**	**24**	**151**	**175**	**8**	**383**
Beaumont Town	3	0	0	0	0	0	0	1	4
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	13	0	71	71	0	0	0	0	84
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	6	0	0	0	3	0	3	7	16
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	2	2
Parkland County	2	0	0	0	0	0	0	0	2
Spruce Grove City	33	0	0	0	4	49	53	2	88
St. Albert City	13	0	159	159	0	1	1	0	173
Stony Plain Town	8	0	52	52	9	0	9	0	69
Strathcona County	14	0	1	1	1	0	1	0	16
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	36	36	0	0	0	0	36
Total Rural	**92**	**0**	**319**	**319**	**17**	**50**	**67**	**12**	**490**
Grand Total	**215**	**0**	**396**	**396**	**41**	**201**	**242**	**20**	**873**

Table 24: Edmonton Metropolitan Area

Complete and Unabsorbed Multiple Units by Month, Type, and Tenure: Year-to-Date 2014

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	263	7	167	174	96	284	380	29	846
February	252	11	208	219	67	269	336	28	835
March	269	6	166	172	55	264	319	29	789
April	244	4	280	284	53	291	344	37	909
May	252	0	251	251	61	291	352	35	890
June	219	0	210	210	44	272	316	37	782
July	189	0	382	382	39	219	258	24	853
August	215	0	396	396	41	201	242	20	873

Table 25: Edmonton Metropolitan Area

Unabsorbed Single-Detached Units by Zone and Months Since Completion: August 2014

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	3	0	0	0	0	0	0	0	0	0	0	0	0	3
Northeast	7	3	2	2	0	0	2	3	0	0	0	0	12	31
Northwest	18	14	5	3	7	9	5	1	1	4	10	1	16	94
South Central	6	1	1	1	0	0	0	0	0	0	0	0	0	9
Southeast	16	16	4	6	3	2	3	2	0	1	2	2	42	99
Southwest	15	3	2	0	0	0	2	0	1	0	0	0	0	23
West	20	2	0	0	0	0	0	0	0	0	0	0	1	23
Total Edmonton City	**85**	**39**	**14**	**12**	**10**	**11**	**12**	**6**	**2**	**5**	**12**	**3**	**71**	**282**
Beaumont Town	6	3	2	1	1	2	1	1	0	1	1	0	1	20
Calmar Town	0	0	0	0	0	0	0	0	1	0	0	0	1	2
Devon Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	6	6	9	0	1	1	0	1	2	2	1	0	6	35
Gibbons Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leduc City	8	3	3	3	2	0	4	0	0	1	0	0	11	35
Leduc County	1	2	0	0	0	0	0	0	0	0	0	0	1	4
Morinville Town	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Parkland County	2	4	2	0	0	0	1	0	0	1	1	0	1	12
Spruce Grove City	14	3	0	14	4	0	9	0	0	4	1	0	7	56
St. Albert City	4	12	3	2	1	1	3	0	3	1	1	1	6	38
Stony Plain Town	10	0	0	4	1	1	0	0	0	1	0	0	4	21
Strathcona County	4	4	0	4	0	1	0	1	1	8	0	1	6	30
Sturgeon County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	1	0	1	0	0	0	0	0	0	2	0	0	2	6
Total Rural	**57**	**37**	**20**	**28**	**10**	**6**	**18**	**3**	**7**	**21**	**5**	**2**	**46**	**260**
Grand Total	**142**	**76**	**34**	**40**	**20**	**17**	**30**	**9**	**9**	**26**	**17**	**5**	**117**	**542**

Table 26: Edmonton Metropolitan Area

Unabsorbed Multiple Units by Zone and Months Since Completion: August 2014

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	9	2	1	2	1	31	1	0	0	2	0	0	10	59
Northeast	2	5	29	3	0	2	0	5	21	17	0	0	2	86
Northwest	2	9	3	0	0	0	0	0	1	5	0	0	8	28
South Central	11	5	3	0	1	0	1	0	0	0	0	0	0	21
Southeast	7	3	0	9	1	0	1	3	2	4	4	0	31	65
Southwest	10	3	0	13	1	22	0	57	3	0	2	0	10	121
West	0	1	0	0	0	0	0	0	0	0	0	0	2	3
Total Edmonton City	**41**	**28**	**36**	**27**	**4**	**55**	**3**	**65**	**27**	**28**	**6**	**0**	**63**	**383**
Beaumont Town	2	0	0	0	0	1	0	0	0	0	0	0	1	4
Calmar Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	74	3	1	2	0	0	0	0	0	2	0	0	2	84
Gibbons Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leduc City	1	0	0	7	2	0	2	0	0	0	0	0	4	16
Leduc County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Parkland County	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Spruce Grove City	26	1	0	3	50	1	1	0	0	0	0	0	6	88
St. Albert City	4	132	4	2	4	0	9	17	0	0	0	0	1	173
Stony Plain Town	2	22	0	0	0	1	0	0	1	0	0	1	42	69
Strathcona County	4	2	0	3	0	0	0	0	2	0	0	0	5	16
Sturgeon County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	36	0	0	0	0	0	0	0	0	0	0	0	0	36
Total Rural	**153**	**160**	**5**	**17**	**56**	**3**	**12**	**17**	**3**	**2**	**0**	**1**	**61**	**490**
Grand Total	**194**	**188**	**41**	**44**	**60**	**58**	**15**	**82**	**30**	**30**	**6**	**1**	**124**	**873**

Table 27: Edmonton Metropolitan Area

Unabsorbed Single-Detached Dwellings by Zone and Price Range: August 2014

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	0	2	1	0	0	3
Northeast	1	5	10	14	1	0	31
Northwest	0	12	23	43	12	4	94
South Central	0	0	0	2	3	4	9
Southeast	0	22	33	26	15	3	99
Southwest	0	2	8	8	1	4	23
West	1	2	13	4	1	2	23
Total Edmonton City	**2**	**43**	**89**	**98**	**33**	**17**	**282**
Beaumont Town	0	7	6	7	0	0	20
Calmar Town	1	0	1	0	0	0	2
Devon Town	0	0	0	0	0	0	0
Fort Saskatchewan City	0	6	15	11	1	2	35
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	9	16	10	0	0	35
Leduc County	0	0	1	0	1	2	4
Morinville Town	0	1	0	0	0	0	1
Parkland County	5	0	0	0	2	5	12
Spruce Grove City	2	4	24	14	7	5	56
St. Albert City	0	0	3	9	10	16	38
Stony Plain Town	1	9	6	1	1	3	21
Strathcona County	0	0	2	13	9	6	30
Sturgeon County	0	0	0	0	0	0	0
Other Centres	1	2	0	0	1	2	6
Total Rural	**10**	**38**	**74**	**65**	**32**	**41**	**260**
Grand Total	**12**	**81**	**163**	**163**	**65**	**58**	**542**

Table 28: Edmonton Metropolitan Area

Unabsorbed Single-Detached Dwellings by Month and Price Range: Year-to-Date: 2014

Month	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
January	11	93	206	149	60	61	580
February	9	120	219	171	75	72	666
March	7	125	228	170	64	81	675
April	8	107	225	171	60	64	635
May	8	107	206	160	61	64	606
June	6	100	174	153	66	59	558
July	10	83	185	160	70	59	567
August	12	81	163	163	65	58	542

Table 29a: Edmonton Metropolitan Area

Absorbed Single-Detached Dwellings by Zone and Price Range: August 2014

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	0	0	2	0	1	3
Northeast	0	3	2	5	2	2	14
Northwest	2	7	24	14	1	0	48
South Central	0	0	4	3	1	0	8
Southeast	1	34	52	26	7	9	129
Southwest	1	14	29	23	9	21	97
West	0	11	27	19	7	9	73
Total Edmonton City	**4**	**69**	**138**	**92**	**27**	**42**	**372**
Beaumont Town	0	4	5	6	0	0	15
Calmar Town	4	1	0	0	0	0	5
Devon Town	0	0	0	0	0	0	0
Fort Saskatchewan City	0	3	11	3	2	0	19
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	9	9	5	3	0	26
Leduc County	0	2	3	2	5	3	15
Morinville Town	0	2	3	1	0	0	6
Parkland County	0	0	0	1	2	4	7
Spruce Grove City	0	13	20	8	3	1	45
St. Albert City	0	0	1	11	1	11	24
Stony Plain Town	0	6	6	3	0	2	17
Strathcona County	0	0	2	12	3	4	21
Sturgeon County	0	1	2	4	4	2	13
Other Centres	0	0	1	0	0	0	1
Total Rural	**4**	**41**	**63**	**56**	**23**	**27**	**214**
Grand Total	**8**	**110**	**201**	**148**	**50**	**69**	**586**

Table 29b: Edmonton Metropolitan Area

Absorbed Single-Detached Dwellings by Zone and Price Range: Year-to-Date 2014

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	4	16	10	7	3	10	50
Northeast	1	27	52	36	10	3	129
Northwest	2	72	146	142	31	21	414
South Central	0	2	11	13	9	25	60
Southeast	3	217	269	163	48	22	722
Southwest	5	119	192	199	91	181	787
West	0	89	189	136	39	72	525
Total Edmonton City	**15**	**542**	**869**	**696**	**231**	**334**	**2,687**
Beaumont Town	0	15	48	38	5	3	109
Calmar Town	7	9	0	0	0	0	16
Devon Town	0	1	3	1	0	0	5
Fort Saskatchewan City	0	24	72	33	11	10	150
Gibbons Town	0	13	2	0	0	0	15
Leduc City	0	79	56	38	12	1	186
Leduc County	1	7	16	10	17	11	62
Morinville Town	0	19	23	3	0	0	45
Parkland County	6	3	4	4	7	36	60
Spruce Grove City	4	53	68	35	16	6	182
St. Albert City	0	2	12	40	34	29	117
Stony Plain Town	0	15	16	14	0	9	54
Strathcona County	0	5	33	68	27	28	161
Sturgeon County	5	6	11	17	20	20	79
Other Centres	0	6	2	1	2	2	13
Total Rural	**23**	**257**	**366**	**302**	**151**	**155**	**1,254**
Grand Total	**38**	**799**	**1,235**	**998**	**382**	**489**	**3,941**

Table 30a: Edmonton Metropolitan Area

Absorbed Units by Zone and Type: August 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	6	11	-45.5	38	18	111.1	44	29	51.7
Northeast	15	24	-37.5	27	12	125.0	42	36	16.7
Northwest	48	55	-12.7	11	44	-75.0	59	99	-40.4
South Central	10	6	66.7	48	9	433.3	58	15	286.7
Southeast	130	97	34.0	46	43	7.0	176	140	25.7
Southwest	97	119	-18.5	145	148	-2.0	242	267	-9.4
West	73	66	10.6	32	12	166.7	105	78	34.6
Total Edmonton City	**379**	**378**	**0.3**	**347**	**266**	**21.3**	**726**	**664**	**9.3**
Beaumont Town	15	21	-28.6	21	1	2,000.0	36	22	63.6
Calmar Town	5	0	--	0	0	--	5	0	--
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	19	18	5.6	14	18	-22.2	33	36	-8.3
Gibbons Town	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	26	17	52.9	21	10	110.0	47	27	74.1
Leduc County	15	19	-21.1	0	0	--	15	19	-21.1
Morinville Town	6	6	0.0	6	5	20.0	12	11	9.1
Parkland County	23	22	4.5	0	2	-100.0	23	24	-4.2
Spruce Grove City	47	21	123.8	55	42	31.0	102	63	61.9
St. Albert City	25	19	31.6	52	2	2,500.0	77	21	266.7
Stony Plain Town	19	12	58.3	22	13	69.2	41	25	64.0
Strathcona County	22	43	-48.8	6	34	-82.4	28	77	-63.6
Sturgeon County	14	6	133.3	0	0	--	14	6	133.3
Other Centres	1	2	-50.0	0	0	--	1	2	-50.0
Total Rural	**237**	**207**	**14.5**	**197**	**127**	**55.1**	**434**	**334**	**29.9**
Grand Total	**616**	**585**	**5.3**	**544**	**413**	**31.7**	**1,160**	**998**	**16.2**

Table 30b: Edmonton Metropolitan Area

Absorbed Units by Zone and Type: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	68	66	3.0	686	175	292.0	754	241	212.9
Northeast	132	150	-12.0	290	229	26.6	422	379	11.3
Northwest	414	283	46.3	404	383	5.5	818	666	22.8
South Central	68	53	28.3	139	123	13.0	207	176	17.6
Southeast	730	631	15.7	612	900	-32.0	1,342	1,531	-12.3
Southwest	788	697	13.1	805	1,197	-32.7	1,593	1,894	-15.9
West	525	450	16.7	293	203	44.3	818	653	25.3
Total Edmonton City	**2,725**	**2,330**	**17.0**	**3,229**	**3,210**	**0.6**	**5,954**	**5,540**	**7.5**
Beaumont Town	109	124	-12.1	179	25	616.0	288	149	93.3
Calmar Town	17	11	54.5	0	0	--	17	11	54.5
Devon Town	5	3	66.7	3	1	200.0	8	4	100.0
Fort Saskatchewan City	151	157	-3.8	64	83	-22.9	215	240	-10.4
Gibbons Town	15	12	25.0	0	0	--	15	12	25.0
Leduc City	186	179	3.9	121	112	8.0	307	291	5.5
Leduc County	63	62	1.6	0	0	--	63	62	1.6
Morinville Town	46	39	17.9	40	22	81.8	86	61	41.0
Parkland County	142	133	6.8	0	12	-100.0	142	145	-2.1
Spruce Grove City	190	144	31.9	259	322	-19.6	449	466	-3.6
St. Albert City	123	102	20.6	309	18	1,616.7	432	120	260.0
Stony Plain Town	60	71	-15.5	74	43	72.1	134	114	17.5
Strathcona County	176	246	-28.5	106	191	-44.5	282	437	-35.5
Sturgeon County	85	85	0.0	0	0	--	85	85	0.0
Other Centres	17	23	-26.1	0	31	-100.0	17	54	-68.5
Total Rural	**1,385**	**1,391**	**-0.4**	**1,155**	**860**	**34.3**	**2,540**	**2,251**	**12.8**
Grand Total	**4,110**	**3,721**	**10.5**	**4,384**	**4,070**	**7.7**	**8,494**	**7,791**	**9.0**

Table 31a: Edmonton Metropolitan Area

Absorbed Single-Detached Units by Zone and House Type: August 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	1	-100.0	0	0	--	6	9	-33.3	0	1	-100.0	6	11	-45.5
Northeast	0	0	--	1	0	--	14	24	-41.7	0	0	--	15	24	-37.5
Northwest	2	0	--	0	0	--	46	55	-16.4	0	0	--	48	55	-12.7
South Central	0	0	--	0	0	--	10	5	100.0	0	1	-100.0	10	6	66.7
Southeast	2	1	100.0	2	1	100.0	124	95	30.5	2	0	--	130	97	34.0
Southwest	4	4	0.0	0	0	--	93	115	-19.1	0	0	--	97	119	-18.5
West	3	3	0.0	0	1	-100.0	70	62	12.9	0	0	--	73	66	10.6
Total Edmonton City	**11**	**9**	**22.2**	**3**	**2**	**50.0**	**363**	**365**	**-0.5**	**2**	**2**	**0.0**	**379**	**378**	**0.3**
Beaumont Town	2	1	100.0	0	0	--	13	20	-35.0	0	0	--	15	21	-28.6
Calmar Town	0	0	--	0	0	--	5	0	--	0	0	--	5	0	--
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	0	1	-100.0	0	1	-100.0	19	16	18.8	0	0	--	19	18	5.6
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	5	0	--	0	0	--	21	17	23.5	0	0	--	26	17	52.9
Leduc County	2	12	-83.3	0	0	--	10	2	400.0	3	5	-40.0	15	19	-21.1
Morinville Town	0	3	-100.0	0	0	--	6	3	100.0	0	0	--	6	6	0.0
Parkland County	15	10	50.0	1	1	0.0	4	7	-42.9	3	4	-25.0	23	22	4.5
Spruce Grove City	5	0	--	0	0	--	42	21	100.0	0	0	--	47	21	123.8
St. Albert City	2	6	-66.7	0	0	--	23	13	76.9	0	0	--	25	19	31.6
Stony Plain Town	2	4	-50.0	0	0	--	14	3	366.7	3	5	-40.0	19	12	58.3
Strathcona County	5	8	-37.5	0	6	-100.0	17	29	-41.4	0	0	--	22	43	-48.8
Sturgeon County	8	2	300.0	0	0	--	4	3	33.3	2	1	100.0	14	6	133.3
Other Centres	0	1	-100.0	1	0	--	0	1	-100.0	0	0	--	1	2	-50.0
Total Rural	**46**	**48**	**-4.2**	**2**	**8**	**-75.0**	**178**	**136**	**30.9**	**11**	**15**	**-26.7**	**237**	**207**	**14.5**
Grand Total	**57**	**57**	**0.0**	**5**	**10**	**-50.0**	**541**	**501**	**8.0**	**13**	**17**	**-23.5**	**616**	**585**	**5.3**

Table 31b: Edmonton Metropolitan Area

Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	4	9	-55.6	16	10	60.0	46	42	9.5	2	5	-60.0	68	66	3.0
Northeast	5	1	400.0	4	5	-20.0	123	142	-13.4	0	2	-100.0	132	150	-12.0
Northwest	10	4	150.0	5	5	0.0	397	272	46.0	2	2	0.0	414	283	46.3
South Central	1	0	--	0	1	-100.0	63	50	26.0	4	2	100.0	68	53	28.3
Southeast	10	9	11.1	6	13	-53.8	711	606	17.3	3	3	0.0	730	631	15.7
Southwest	34	22	54.5	5	3	66.7	744	669	11.2	5	3	66.7	788	697	13.1
West	21	16	31.3	2	5	-60.0	500	427	17.1	2	2	0.0	525	450	16.7
Total Edmonton City	**85**	**61**	**39.3**	**38**	**42**	**-9.5**	**2,584**	**2,208**	**17.0**	**18**	**19**	**-5.3**	**2,725**	**2,330**	**17.0**
Beaumont Town	6	11	-45.5	0	0	--	103	113	-8.8	0	0	--	109	124	-12.1
Calmar Town	1	2	-50.0	2	0	--	14	9	55.6	0	0	--	17	11	54.5
Devon Town	0	0	--	1	0	--	4	3	33.3	0	0	--	5	3	66.7
Fort Saskatchewan City	8	8	0.0	4	7	-42.9	139	142	-2.1	0	0	--	151	157	-3.8
Gibbons Town	5	1	400.0	2	4	-50.0	8	5	60.0	0	2	-100.0	15	12	25.0
Leduc City	13	14	-7.1	0	0	--	173	165	4.8	0	0	--	186	179	3.9
Leduc County	29	26	11.5	0	0	--	23	17	35.3	11	19	-42.1	63	62	1.6
Morinville Town	5	6	-16.7	3	5	-40.0	38	28	35.7	0	0	--	46	39	17.9
Parkland County	74	66	12.1	4	2	100.0	42	38	10.5	22	27	-18.5	142	133	6.8
Spruce Grove City	16	11	45.5	1	0	--	173	133	30.1	0	0	--	190	144	31.9
St. Albert City	16	20	-20.0	1	0	--	105	82	28.0	1	0	--	123	102	20.6
Stony Plain Town	7	14	-50.0	0	1	-100.0	42	47	-10.6	11	9	22.2	60	71	-15.5
Strathcona County	38	39	-2.6	8	15	-46.7	129	189	-31.7	1	3	-66.7	176	246	-28.5
Sturgeon County	46	36	27.8	0	1	-100.0	26	33	-21.2	13	15	-13.3	85	85	0.0
Other Centres	8	14	-42.9	3	3	0.0	5	6	-16.7	1	0	--	17	23	-26.1
Total Rural	**272**	**268**	**1.5**	**29**	**38**	**-23.7**	**1,024**	**1,010**	**1.4**	**80**	**75**	**-20.0**	**1,385**	**1,391**	**-0.4**
Grand Total	**357**	**329**	**8.5**	**67**	**80**	**-16.3**	**3,608**	**3,218**	**12.1**	**78**	**94**	**-17.0**	**4,110**	**3,721**	**10.5**

Table 32a: Edmonton Metropolitan Area

Absorbed Multiple Units by Zone, Type and Tenure: August 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	7	0	22	22	0	9	9	0	38
Northeast	10	0	4	4	13	0	13	0	27
Northwest	4	0	0	0	0	3	3	4	11
South Central	2	0	0	0	0	45	45	1	48
Southeast	35	0	0	0	9	1	10	1	46
Southwest	14	0	90	90	0	41	41	0	145
West	32	0	0	0	0	0	0	0	32
Total Edmonton City	**104**	**0**	**116**	**116**	**22**	**99**	**121**	**6**	**347**
Beaumont Town	6	0	0	0	0	0	0	15	21
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	14	0	0	0	0	0	0	0	14
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	13	0	0	0	0	0	0	8	21
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	6	6
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	34	0	0	0	5	2	7	14	55
St. Albert City	4	0	45	45	0	3	3	0	52
Stony Plain Town	8	0	11	11	3	0	3	0	22
Strathcona County	3	0	0	0	3	0	3	0	6
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**82**	**0**	**56**	**56**	**11**	**5**	**16**	**43**	**197**
Grand Total	**186**	**0**	**172**	**172**	**33**	**104**	**137**	**49**	**544**

Table 32b: Edmonton Metropolitan Area

Absorbed Multiple Units by Zone, Type and Tenure: Year-to-Date 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	81	0	429	429	2	167	169	7	686
Northeast	75	0	155	155	38	22	60	0	290
Northwest	108	0	48	48	90	143	233	15	404
South Central	45	0	4	4	0	85	85	5	139
Southeast	338	7	63	70	67	118	185	19	612
Southwest	291	0	148	148	105	218	323	43	805
West	179	0	47	47	67	0	67	0	293
Total Edmonton City	**1,117**	**7**	**894**	**901**	**369**	**753**	**1,122**	**89**	**3,229**
Beaumont Town	33	0	104	104	0	0	0	42	179
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	3	0	3	0	3
Fort Saskatchewan City	58	6	0	6	0	0	0	0	64
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	63	0	0	0	12	0	12	46	121
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	4	20	0	20	16	40
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	121	0	0	0	17	43	60	78	259
St. Albert City	25	0	269	269	0	15	15	0	309
Stony Plain Town	33	0	22	22	17	2	19	0	74
Strathcona County	66	0	0	0	31	9	40	0	106
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**399**	**10**	**395**	**405**	**100**	**69**	**169**	**182**	**1,155**
Grand Total	**1,516**	**17**	**1,289**	**1,306**	**469**	**822**	**1,291**	**271**	**4,384**

Table 33a: Edmonton Metropolitan Area

Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: August 2014

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	.	.	.	.	630,117	557,500	.	.	630,117	557,500
Northeast	.	.	.	.	547,367	551,084	.	.	547,367	551,084
Northwest	443,247	443,247	.	.	467,093	478,857	.	.	466,100	478,857
South Central	.	.	.	.	505,813	488,150	.	.	505,813	488,150
Southeast	360,146	360,146	421,450	421,450	485,480	476,000	523,000	523,000	483,126	469,000
Southwest	504,125	486,750	.	.	646,242	519,300	.	.	640,381	517,000
West	656,267	595,400	.	.	572,340	491,500	.	.	575,789	493,100
Total Edmonton City	**508,371**	**480,000**	**421,450**	**421,450**	**546,119**	**486,100**	**523,000**	**523,000**	**544,209**	**485,550**
Beaumont Town	465,400	465,400	.	.	448,703	442,000	.	.	450,929	442,000
Calmar Town	.	.	.	.	265,280	239,500	.	.	265,280	239,500
Devon Town	.	.	.	.	.	.	.	.	.	.
Fort Saskatchewan City	.	.	.	.	473,574	460,000	.	.	473,574	460,000
Gibbons Town	.	.	.	.	.	.	.	.	.	.
Leduc City	556,959	597,000	.	.	415,944	412,001	.	.	443,062	420,997
Leduc County	463,006	463,006	.	.	648,651	618,950	464,392	408,375	587,046	601,500
Morinville Town	.	.	.	.	433,967	414,950	.	.	433,967	414,950
Parkland County	964,640	889,900	.	.	630,950	630,950	.	.	869,300	800,000
Spruce Grove City	425,000	411,478	.	.	463,770	455,000	.	.	460,324	454,410
St. Albert City	569,222	569,222	.	.	716,443	694,350	.	.	704,175	639,000
Stony Plain Town	610,250	610,250	.	.	480,527	493,023	343,267	340,000	471,566	490,266
Strathcona County	840,000	760,000	.	.	691,994	557,000	.	.	720,186	557,000
Sturgeon County	629,375	502,500	.	.	595,000	600,000	620,000	620,000	618,077	560,000
Other Centres	.	.	410,000	410,000	.	.	.	.	410,000	410,000
Total Rural	**644,669**	**564,959**	**410,000**	**410,000**	**522,855**	**492,003**	**434,711**	**349,900**	**538,798**	**497,650**
Grand Total	**611,352**	**531,195**	**417,633**	**410,000**	**538,555**	**489,195**	**454,331**	**408,375**	**542,233**	**489,900**

Table 33b: Edmonton Metropolitan Area

Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2014

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	422,813	383,125	335,418	325,000	650,159	524,165	825,000	825,000	553,635	423,375
Northeast	464,019	419,000	467,957	467,957	475,109	464,495	.	.	474,568	464,090
Northwest	518,319	546,194	458,010	435,771	513,373	499,712	411,343	411,343	512,331	499,782
South Central	418,110	418,110	.	.	745,107	650,000	840,100	732,700	745,990	649,950
Southeast	577,679	557,250	388,746	379,300	467,601	452,400	528,333	539,000	468,722	452,850
Southwest	685,736	616,900	602,580	448,700	638,861	535,650	825,580	729,900	641,782	536,800
West	573,362	510,200	1,205,450	1,205,450	568,467	493,200	509,050	509,050	570,863	493,900
Total Edmonton City	**595,944**	**552,300**	**464,929**	**369,000**	**553,007**	**492,500**	**690,534**	**550,000**	**554,138**	**492,981**
Beaumont Town	590,867	490,850	.	.	483,680	474,499	.	.	489,580	478,300
Calmar Town	298,000	298,000	399,900	399,900	311,301	313,250	.	.	316,008	313,250
Devon Town	.	.	503,000	503,000	430,324	434,700	.	.	444,859	447,900
Fort Saskatchewan City	803,363	745,050	520,925	451,850	490,309	460,000	.	.	507,822	461,500
Gibbons Town	346,000	345,000	405,000	405,000	349,500	342,500	.	.	355,733	345,000
Leduc City	556,875	531,195	.	.	424,082	408,000	.	.	433,363	412,401
Leduc County	547,920	558,816	.	.	672,229	614,300	397,176	404,000	567,290	553,706
Morinville Town	386,950	353,950	416,367	415,000	416,771	409,950	.	.	414,093	409,900
Parkland County	859,749	779,000	575,000	575,000	945,122	784,345	380,256	185,900	808,691	777,000
Spruce Grove City	509,192	500,000	499,900	499,900	459,440	448,662	.	.	463,216	449,900
St. Albert City	630,964	588,513	694,900	694,900	653,672	615,000	799,900	799,900	652,557	615,000
Stony Plain Town	792,060	756,000	.	.	529,879	499,000	456,201	352,116	540,511	493,023
Strathcona County	853,852	685,000	608,571	600,000	699,190	540,000	535,000	535,000	720,167	555,000
Sturgeon County	599,256	540,000	.	.	698,800	620,000	569,091	680,000	626,557	610,000
Other Centres	599,443	625,000	371,667	365,000	405,000	405,000	369,000	369,000	499,238	410,000
Total Rural	**660,546**	**606,400**	**507,938**	**479,950**	**528,861**	**488,093**	**461,753**	**364,750**	**547,739**	**495,950**
Grand Total	**641,833**	**590,650**	**483,038**	**410,000**	**546,309**	**490,300**	**525,512**	**468,500**	**552,102**	**493,536**

Table 34a: Edmonton Metropolitan Area

Absorbed Units from Inventory by Zone and Type: August 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	1	1	0.0	35	7	400.0	36	8	350.0
Northeast	5	2	150.0	8	5	60.0	13	7	85.7
Northwest	16	12	33.3	7	10	-30.0	23	22	4.5
South Central	4	2	100.0	3	5	-40.0	7	7	0.0
Southeast	48	24	100.0	6	13	-53.8	54	37	45.9
Southwest	27	27	0.0	24	21	14.3	51	48	6.3
West	19	22	-13.6	4	5	-20.0	23	27	-14.8
Total Edmonton City	**120**	**90**	**33.3**	**87**	**66**	**31.8**	**207**	**156**	**32.7**
Beaumont Town	7	8	-12.5	0	0	--	7	8	-12.5
Calmar Town	0	0	--	0	0	--	0	0	--
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	5	8	-37.5	3	10	-70.0	8	18	-55.6
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	12	2	500.0	7	8	-12.5	19	10	90.0
Leduc County	3	0	--	0	0	--	3	0	--
Morinville Town	2	2	0.0	0	1	-100.0	2	3	-33.3
Parkland County	0	2	-100.0	0	0	--	0	2	-100.0
Spruce Grove City	3	5	-40.0	11	13	-15.4	14	18	-22.2
St. Albert City	9	8	12.5	50	2	2,400.0	59	10	490.0
Stony Plain Town	1	8	-87.5	13	6	116.7	14	14	0.0
Strathcona County	5	8	-37.5	0	14	-100.0	5	22	-77.3
Sturgeon County	0	0	--	0	0	--	0	0	--
Other Centres	0	2	-100.0	0	0	--	0	2	-100.0
Total Rural	**47**	**53**	**-11.3**	**84**	**54**	**55.6**	**131**	**107**	**22.4**
Grand Total	**167**	**143**	**16.8**	**171**	**120**	**42.5**	**338**	**263**	**28.5**

Table 34b: Edmonton Metropolitan Area

Absorbed Units from Inventory by Zone and Type: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	22	15	46.7	211	119	77.3	233	134	73.9
Northeast	35	23	52.2	112	80	40.0	147	103	42.7
Northwest	142	74	91.9	81	110	-26.4	223	184	21.2
South Central	27	12	125.0	25	35	-28.6	52	47	10.6
Southeast	203	228	-11.0	139	215	-35.3	342	443	-22.8
Southwest	245	194	26.3	190	189	0.5	435	383	13.6
West	151	154	-1.9	36	33	9.1	187	187	0.0
Total Edmonton City	**825**	**700**	**17.9**	**794**	**781**	**1.7**	**1,619**	**1,481**	**9.3**
Beaumont Town	61	45	35.6	115	4	2,775.0	176	49	259.2
Calmar Town	0	3	--	0	0	--	0	3	--
Devon Town	3	1	200.0	3	1	200.0	6	2	200.0
Fort Saskatchewan City	59	89	-33.7	28	58	-51.7	87	147	-40.8
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	50	26	92.3	22	34	-35.3	72	60	20.0
Leduc County	13	3	333.3	0	0	--	13	3	333.3
Morinville Town	24	23	4.3	30	11	172.7	54	34	58.8
Parkland County	13	12	8.3	0	4	--	13	16	-18.8
Spruce Grove City	44	50	-12.0	82	84	-2.4	126	134	-6.0
St. Albert City	46	44	4.5	159	18	783.3	205	62	230.6
Stony Plain Town	24	36	-33.3	40	23	73.9	64	59	8.5
Strathcona County	54	73	-26.0	24	78	-69.2	78	151	-48.3
Sturgeon County	0	0	--	0	0	--	0	0	--
Other Centres	1	2	-50.0	0	19	--	1	21	-95.2
Total Rural	**392**	**407**	**-3.7**	**503**	**334**	**50.6**	**895**	**741**	**20.8**
Grand Total	**1,217**	**1,107**	**9.9**	**1,297**	**1,115**	**16.3**	**2,514**	**2,222**	**13.1**

Table 35a: Edmonton Metropolitan Area

Single-Detached Units Absorbed from Inventory by Zone and House Type: August 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	0	--	0	0	--	1	0	--	0	1	-100.0	1	1	0.0
Northeast	0	0	--	0	0	--	5	2	150.0	0	0	--	5	2	150.0
Northwest	0	0	--	0	0	--	16	12	33.3	0	0	--	16	12	33.3
South Central	0	0	--	0	0	--	4	2	100.0	0	0	--	4	2	100.0
Southeast	0	0	--	1	1	0.0	45	23	95.7	2	0	--	48	24	100.0
Southwest	2	2	0.0	0	0	--	25	25	0.0	0	0	--	27	27	0.0
West	0	0	--	0	1	-100.0	19	21	-9.5	0	0	--	19	22	-13.6
Total Edmonton City	**2**	**2**	**0.0**	**1**	**2**	**-50.0**	**115**	**85**	**35.3**	**2**	**1**	**100.0**	**120**	**90**	**33.3**
Beaumont Town	1	0	--	0	0	--	6	8	-25.0	0	0	--	7	8	-12.5
Calmar Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	0	1	-100.0	0	1	-100.0	5	6	-16.7	0	0	--	5	8	-37.5
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	3	0	--	0	0	--	9	2	350.0	0	0	--	12	2	500.0
Leduc County	0	0	--	0	0	--	3	0	--	0	0	--	3	0	--
Morinville Town	0	0	--	0	0	--	2	2	0.0	0	0	--	2	2	0.0
Parkland County	0	1	-100.0	0	0	--	0	1	-100.0	0	0	--	0	2	-100.0
Spruce Grove City	0	0	--	0	0	--	3	5	-40.0	0	0	--	3	5	-40.0
St. Albert City	0	2	-100.0	0	0	--	9	6	50.0	0	0	--	9	8	12.5
Stony Plain Town	0	2	-100.0	0	0	--	0	2	-100.0	1	4	-75.0	1	8	-87.5
Strathcona County	1	2	-50.0	0	2	-100.0	4	4	0.0	0	0	--	5	8	-37.5
Sturgeon County	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	1	-100.0	0	0	--	0	1	-100.0	0	0	--	0	2	-100.0
Total Rural	**5**	**9**	**-44.4**	**0**	**3**	**-100.0**	**41**	**37**	**10.8**	**1**	**4**	**-75.0**	**47**	**53**	**-11.3**
Grand Total	**7**	**11**	**-36.4**	**1**	**5**	**-80.0**	**156**	**122**	**27.9**	**3**	**5**	**-40.0**	**167**	**143**	**16.8**

Table 35b: Edmonton Metropolitan Area

Single-Detached Units Absorbed from Inventory by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	2	-100.0	8	3	166.7	13	8	62.5	1	2	-50.0	22	15	46.7
Northeast	2	0	--	0	2	-100.0	33	20	65.0	0	1	-100.0	35	23	52.2
Northwest	2	1	100.0	3	3	0.0	136	69	97.1	1	1	0.0	142	74	91.9
South Central	0	0	--	0	0	--	27	11	145.5	0	1	-100.0	27	12	125.0
Southeast	4	1	300.0	2	2	0.0	195	225	-13.3	2	0	--	203	228	-11.0
Southwest	17	6	183.3	1	1	0.0	227	186	22.0	0	1	-100.0	245	194	26.3
West	8	6	33.3	1	4	-75.0	142	144	-1.4	0	0	--	151	154	-1.9
Total Edmonton City	**33**	**16**	**106.3**	**15**	**15**	**0.0**	**773**	**663**	**16.6**	**4**	**6**	**-33.3**	**825**	**700**	**17.9**
Beaumont Town	3	0	--	0	0	--	58	45	28.9	0	0	--	61	45	35.6
Calmar Town	0	1	-100.0	0	0	--	0	2	-100.0	0	0	--	0	3	-100.0
Devon Town	0	0	--	1	0	--	2	1	100.0	0	0	--	3	1	200.0
Fort Saskatchewan City	1	6	-83.3	0	4	-100.0	58	79	-26.6	0	0	--	59	89	-33.7
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	4	1	300.0	0	0	--	46	25	84.0	0	0	--	50	26	92.3
Leduc County	8	1	700.0	0	0	--	4	1	300.0	1	1	0.0	13	3	333.3
Morinville Town	1	0	--	2	4	-50.0	21	19	10.5	0	0	--	24	23	4.3
Parkland County	7	5	40.0	1	0	--	1	3	-66.7	4	4	0.0	13	12	8.3
Spruce Grove City	1	4	-75.0	1	0	--	42	46	-8.7	0	0	--	44	50	-12.0
St. Albert City	4	9	-55.6	1	0	--	40	35	14.3	1	0	--	46	44	4.5
Stony Plain Town	1	5	-80.0	0	0	--	18	23	-21.7	5	8	-37.5	24	36	-33.3
Strathcona County	9	8	12.5	3	4	-25.0	42	60	-30.0	0	1	-100.0	54	73	-26.0
Sturgeon County	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	1	1	0.0	0	0	--	0	1	-100.0	0	0	--	1	2	-50.0
Total Rural	**40**	**41**	**-2.4**	**9**	**12**	**-25.0**	**332**	**340**	**-2.4**	**11**	**14**	**-21.4**	**392**	**407**	**-3.7**
Grand Total	**73**	**57**	**28.1**	**24**	**27**	**-11.1**	**1,105**	**1,003**	**10.2**	**15**	**20**	**-25.0**	**1,217**	**1,107**	**9.9**

Table 36a: Edmonton Metropolitan Area

Multiple Units Absorbed from Inventory by Zone, Type and Tenure: August 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	4	0	22	22	0	9	9	0	35
Northeast	4	0	4	4	0	0	0	0	8
Northwest	4	0	0	0	0	3	3	0	7
South Central	2	0	0	0	0	0	0	1	3
Southeast	4	0	0	0	0	1	1	1	6
Southwest	4	0	11	11	0	9	9	0	24
West	4	0	0	0	0	0	0	0	4
Total Edmonton City	**26**	**0**	**37**	**37**	**0**	**22**	**22**	**2**	**87**
Beaumont Town	0	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	3	0	0	0	0	0	0	0	3
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	2	0	0	0	0	0	0	5	7
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	1	2	3	0	11
St. Albert City	2	0	45	45	0	3	3	0	50
Stony Plain Town	2	0	11	11	0	0	0	0	13
Strathcona County	0	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**17**	**0**	**56**	**56**	**1**	**5**	**6**	**5**	**84**
Grand Total	**43**	**0**	**93**	**93**	**1**	**27**	**28**	**7**	**171**

Table 36b: Edmonton Metropolitan Area

Multiple Units Absorbed from Inventory by Zone, Type and Tenure: Year-to-Date 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	36	0	76	76	2	97	99	0	211
Northeast	17	0	59	59	14	22	36	0	112
Northwest	44	0	0	0	28	5	33	4	81
South Central	19	0	4	4	0	0	0	2	25
Southeast	94	7	0	7	13	11	24	14	139
Southwest	80	0	11	11	17	68	85	14	190
West	34	0	0	0	2	0	2	0	36
Total Edmonton City	**324**	**7**	**150**	**157**	**76**	**203**	**279**	**34**	**794**
Beaumont Town	9	0	103	103	0	0	0	3	115
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	3	0	3	0	3
Fort Saskatchewan City	22	6	0	6	0	0	0	0	28
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	16	0	0	0	0	0	0	6	22
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	4	18	0	18	8	30
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	55	0	0	0	4	16	20	7	82
St. Albert City	2	0	142	142	0	15	15	0	159
Stony Plain Town	18	0	16	16	4	2	6	0	40
Strathcona County	14	0	0	0	1	9	10	0	24
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**136**	**10**	**261**	**271**	**30**	**42**	**72**	**24**	**503**
Grand Total	**460**	**17**	**411**	**428**	**106**	**245**	**351**	**58**	**1,297**

Table 37a: Edmonton Metropolitan Area

Absorbed Units at Completion by Zone and Type: August 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	5	10	-50.0	3	11	-72.7	8	21	-61.9
Northeast	10	22	-54.5	19	7	171.4	29	29	0.0
Northwest	32	43	-25.6	4	34	-88.2	36	77	-53.2
South Central	6	4	50.0	45	4	1,025.0	51	8	537.5
Southeast	82	73	12.3	38	30	26.7	120	103	16.5
Southwest	70	92	-23.9	121	127	-4.7	191	219	-12.8
West	54	44	22.7	28	7	300.0	82	51	60.8
Total Edmonton City	**259**	**288**	**-10.1**	**258**	**220**	**17.3**	**517**	**508**	**1.8**
Beaumont Town	8	13	-38.5	21	1	2,000.0	29	14	107.1
Calmar Town	5	0	--	0	0	--	5	0	--
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	14	10	40.0	11	8	37.5	25	18	38.9
Gibbons Town	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	14	15	-6.7	14	2	600.0	28	17	64.7
Leduc County	12	19	-36.8	0	0	--	12	19	-36.8
Morinville Town	4	4	0.0	6	4	50.0	10	8	25.0
Parkland County	23	20	15.0	0	2	-100.0	23	22	4.5
Spruce Grove City	44	16	175.0	43	29	48.3	87	45	93.3
St. Albert City	16	11	45.5	2	0	--	18	11	63.6
Stony Plain Town	18	4	350.0	9	7	28.6	27	11	145.5
Strathcona County	17	35	-51.4	6	20	-70.0	23	55	-58.2
Sturgeon County	14	6	133.3	0	0	--	14	6	133.3
Other Centres	1	0	--	0	0	--	1	0	--
Total Rural	**190**	**154**	**23.4**	**112**	**73**	**53.4**	**302**	**227**	**33.0**
Grand Total	**449**	**442**	**1.6**	**370**	**293**	**26.3**	**819**	**735**	**11.4**

Table 37b: Edmonton Metropolitan Area

Absorbed Units at Completion by Zone and Type: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	46	51	-9.8	475	56	748.2	521	107	386.9
Northeast	97	127	-23.6	178	149	19.5	275	276	-0.4
Northwest	271	209	29.7	321	273	17.6	592	482	22.8
South Central	41	41	0.0	113	88	28.4	154	129	19.4
Southeast	526	403	30.5	470	685	-31.4	996	1,088	-8.5
Southwest	543	503	8.0	612	1,008	-39.3	1,155	1,511	-23.6
West	374	296	26.4	257	170	51.2	631	466	35.4
Total Edmonton City	**1,898**	**1,630**	**16.4**	**2,426**	**2,429**	**-0.1**	**4,324**	**4,059**	**6.5**
Beaumont Town	47	79	-40.5	64	21	204.8	111	100	11.0
Calmar Town	17	8	112.5	0	0	--	17	8	112.5
Devon Town	1	2	-50.0	0	0	--	1	2	-50.0
Fort Saskatchewan City	92	68	35.3	36	25	44.0	128	93	37.6
Gibbons Town	15	12	25.0	0	0	--	15	12	25.0
Leduc City	136	153	-11.1	99	78	26.9	235	231	1.7
Leduc County	50	59	-15.3	0	0	--	50	59	-15.3
Morinville Town	22	16	37.5	10	11	-9.1	32	27	18.5
Parkland County	129	121	6.6	0	8	-100.0	129	129	0.0
Spruce Grove City	143	94	52.1	176	238	-26.1	319	332	-3.9
St. Albert City	74	58	27.6	150	0	--	224	58	286.2
Stony Plain Town	36	35	2.9	33	20	65.0	69	55	25.5
Strathcona County	122	173	-29.5	82	113	-27.4	204	286	-28.7
Sturgeon County	85	85	0.0	0	0	--	85	85	0.0
Other Centres	16	21	-23.8	0	12	-100.0	16	33	-51.5
Total Rural	**985**	**984**	**0.1**	**650**	**526**	**23.6**	**1,635**	**1,510**	**8.3**
Grand Total	**2,883**	**2,614**	**10.3**	**3,076**	**2,955**	**4.1**	**5,959**	**5,569**	**7.0**

Table 38a: Edmonton Metropolitan Area

Single-Detached Units Absorbed at Completion by Zone and House Type: August 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	1	-100.0	0	0	--	5	9	-44.4	0	0	--	5	10	-50.0
Northeast	0	0	--	1	0	--	9	22	-59.1	0	0	--	10	22	-54.5
Northwest	2	0	--	0	0	--	30	43	-30.2	0	0	--	32	43	-25.6
South Central	0	0	--	0	0	--	6	3	100.0	0	1	-100.0	6	4	50.0
Southeast	2	1	100.0	1	0	--	79	72	9.7	0	0	--	82	73	12.3
Southwest	2	2	0.0	0	0	--	68	90	-24.4	0	0	--	70	92	-23.9
West	3	3	0.0	0	0	--	51	41	24.4	0	0	--	54	44	22.7
Total Edmonton City	**9**	**7**	**28.6**	**2**	**0**	**--**	**248**	**280**	**-11.4**	**0**	**1**	**-100.0**	**259**	**288**	**-10.1**
Beaumont Town	1	1	0.0	0	0	--	7	12	-41.7	0	0	--	8	13	-38.5
Calmar Town	0	0	--	0	0	--	5	0	--	0	0	--	5	0	--
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	0	0	--	0	0	--	14	10	40.0	0	0	--	14	10	40.0
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	2	0	--	0	0	--	12	15	-20.0	0	0	--	14	15	-6.7
Leduc County	2	12	-83.3	0	0	--	7	2	250.0	3	5	-40.0	12	19	-36.8
Morinville Town	0	3	-100.0	0	0	--	4	1	300.0	0	0	--	4	4	0.0
Parkland County	15	9	66.7	1	1	0.0	4	6	-33.3	3	4	-25.0	23	20	15.0
Spruce Grove City	5	0	--	0	0	--	39	16	143.8	0	0	--	44	16	175.0
St. Albert City	2	4	-50.0	0	0	--	14	7	100.0	0	0	--	16	11	45.5
Stony Plain Town	2	2	0.0	0	0	--	14	1	1,300.0	2	1	100.0	18	4	350.0
Strathcona County	4	6	-33.3	0	4	-100.0	13	25	-48.0	0	0	--	17	35	-51.4
Sturgeon County	8	2	300.0	0	0	--	4	3	33.3	2	1	100.0	14	6	133.3
Other Centres	0	0	--	1	0	--	0	0	--	0	0	--	1	0	--
Total Rural	**41**	**39**	**5.1**	**2**	**5**	**-60.0**	**137**	**99**	**38.4**	**10**	**11**	**-9.1**	**190**	**154**	**23.4**
Grand Total	**50**	**46**	**8.7**	**4**	**5**	**-20.0**	**385**	**379**	**1.6**	**10**	**12**	**-16.7**	**449**	**442**	**1.6**

Table 38b: Edmonton Metropolitan Area

Single-Detached Units Absorbed at Completion by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	4	7	-42.9	8	7	14.3	33	34	-2.9	1	3	-66.7	46	51	-9.8
Northeast	3	1	200.0	4	3	33.3	90	122	-26.2	0	1	-100.0	97	127	-23.6
Northwest	8	3	166.7	2	2	0.0	260	203	28.1	1	1	0.0	271	209	29.7
South Central	1	0	--	0	1	-100.0	36	39	-7.7	4	1	300.0	41	41	0.0
Southeast	6	8	-25.0	4	11	-63.6	515	381	35.2	1	3	-66.7	526	403	30.5
Southwest	17	16	6.3	4	2	100.0	517	483	7.0	5	2	150.0	543	503	8.0
West	13	10	30.0	1	1	0.0	358	283	26.5	2	2	0.0	374	296	26.4
Total Edmonton City	**52**	**45**	**15.6**	**23**	**27**	**-14.8**	**1,809**	**1,545**	**17.1**	**14**	**13**	**7.7**	**1,898**	**1,630**	**16.4**
Beaumont Town	3	11	-72.7	0	0	--	44	68	-35.3	0	0	--	47	79	-40.5
Calmar Town	1	1	0.0	2	0	--	14	7	100.0	0	0	--	17	8	112.5
Devon Town	0	0	--	0	0	--	1	2	-50.0	0	0	--	1	2	-50.0
Fort Saskatchewan City	7	2	250.0	4	3	33.3	81	63	28.6	0	0	--	92	68	35.3
Gibbons Town	5	1	400.0	2	4	-50.0	8	5	60.0	0	2	-100.0	15	12	25.0
Leduc City	9	13	-30.8	0	0	--	127	140	-9.3	0	0	--	136	153	-11.1
Leduc County	21	25	-16.0	0	0	--	19	16	18.8	10	18	-44.4	50	59	-15.3
Morinville Town	4	6	-33.3	1	1	0.0	17	9	88.9	0	0	--	22	16	37.5
Parkland County	67	61	9.8	3	2	50.0	41	35	17.1	18	23	-21.7	129	121	6.6
Spruce Grove City	14	7	100.0	0	0	--	129	87	48.3	0	0	--	143	94	52.1
St. Albert City	10	11	-9.1	0	0	--	64	47	36.2	0	0	--	74	58	27.6
Stony Plain Town	6	9	-33.3	0	1	-100.0	24	24	0.0	6	1	500.0	36	35	2.9
Strathcona County	29	31	-6.5	5	11	-54.5	87	129	-32.6	1	2	-50.0	122	173	-29.5
Sturgeon County	46	36	27.8	0	1	-100.0	26	33	-21.2	13	15	-13.3	85	85	0.0
Other Centres	7	13	-46.2	3	3	0.0	5	5	0.0	1	0	--	16	21	-23.8
Total Rural	**229**	**227**	**0.9**	**20**	**26**	**-23.1**	**687**	**670**	**2.5**	**49**	**61**	**-19.7**	**985**	**984**	**0.1**
Grand Total	**281**	**272**	**3.3**	**43**	**53**	**-18.9**	**2,496**	**2,215**	**12.7**	**63**	**74**	**-14.9**	**2,883**	**2,614**	**10.3**

Table 39a: Edmonton Metropolitan Area

Multiple Units Absorbed at Completion by Zone, Type and Tenure: August 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	3	0	0	0	0	0	0	0	3
Northeast	6	0	0	0	13	0	13	0	19
Northwest	0	0	0	0	0	0	0	4	4
South Central	0	0	0	0	0	45	45	0	45
Southeast	29	0	0	0	9	0	9	0	38
Southwest	10	0	79	79	0	32	32	0	121
West	28	0	0	0	0	0	0	0	28
Total Edmonton City	**76**	**0**	**79**	**79**	**22**	**77**	**99**	**4**	**258**
Beaumont Town	6	0	0	0	0	0	0	15	21
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	11	0	0	0	0	0	0	0	11
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	11	0	0	0	0	0	0	3	14
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	6	6
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	25	0	0	0	4	0	4	14	43
St. Albert City	2	0	0	0	0	0	0	0	2
Stony Plain Town	6	0	0	0	3	0	3	0	9
Strathcona County	3	0	0	0	3	0	3	0	6
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**64**	**0**	**0**	**0**	**10**	**0**	**10**	**38**	**112**
Grand Total	**140**	**0**	**79**	**79**	**32**	**77**	**109**	**42**	**370**

Table 39b: Edmonton Metropolitan Area

Multiple Units Absorbed at Completion by Zone, Type and Tenure: Year-to-Date 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	45	0	353	353	0	70	70	7	475
Northeast	58	0	96	96	24	0	24	0	178
Northwest	64	0	48	48	62	137	199	10	321
South Central	25	0	0	0	0	85	85	3	113
Southeast	242	0	63	63	54	106	160	5	470
Southwest	211	0	137	137	88	147	235	29	612
West	145	0	47	47	65	0	65	0	257
Total Edmonton City	**790**	**0**	**744**	**744**	**293**	**545**	**838**	**54**	**2,426**
Beaumont Town	24	0	1	1	0	0	0	39	64
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	36	0	0	0	0	0	0	0	36
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	47	0	0	0	12	0	12	40	99
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	2	0	2	8	10
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	65	0	0	0	13	27	40	71	176
St. Albert City	23	0	127	127	0	0	0	0	150
Stony Plain Town	14	0	6	6	13	0	13	0	33
Strathcona County	52	0	0	0	30	0	30	0	82
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**261**	**0**	**134**	**134**	**70**	**27**	**97**	**158**	**650**
Grand Total	**1,051**	**0**	**878**	**878**	**363**	**572**	**935**	**212**	**3,076**

Table 40: Edmonton Metropolitan Area

Percent Absorbed at Completion by Zone: August 2014

Area	% Absorbed at Completion		
	Singles	Multiples	Total
Zone Not Coded	0	0	0
North Central	62.5	25.0	40.0
Northeast	58.8	90.5	76.3
Northwest	64.0	66.7	64.3
South Central	50.0	80.4	75.0
Southeast	83.7	84.4	83.9
Southwest	82.4	92.4	88.4
West	73.0	100.0	80.4
Total Edmonton City	**75.3**	**86.3**	**80.4**
Beaumont Town	57.1	91.3	78.4
Calmar Town	100.0	0	100.0
Devon Town	0	0	0
Fort Saskatchewan City	70.0	12.9	23.8
Gibbons Town	0	0	0
Leduc City	63.6	93.3	75.7
Leduc County	92.3	0	92.3
Morinville Town	80.0	75.0	76.9
Parkland County	92.0	0.0	85.2
Spruce Grove City	75.9	62.3	68.5
St. Albert City	80.0	33.3	69.2
Stony Plain Town	64.3	81.8	69.2
Strathcona County	81.0	60.0	74.2
Sturgeon County	100.0	0	100.0
Other Centres	50.0	0.0	2.6
Total Rural	**76.9**	**42.3**	**59.0**
Grand Total	**76.0**	**65.6**	**70.9**

Table 41: Alberta Centres with Population of 50,000+

Housing Starts

August 2014									
	Singles			Multiples			Total		
City	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	595	571	4.2	1,032	411	151.1	1,627	982	65.7
Edmonton	685	614	11.6	637	281	126.7	1,322	895	47.7
Grande Prairie	53	22	140.9	37	4	825.0	90	26	246.2
Lethbridge	50	64	-21.9	0	10	-100.0	50	74	-32.4
Medicine Hat	18	18	0.0	0	0	--	18	18	0.0
Red Deer	35	33	6.1	8	36	-77.8	43	69	-37.7
Wood Buffalo	32	46	-30.4	2	96	-97.9	34	142	-76.1

Table 42: Alberta Centres with Population of 50,000+

Housing Starts: Year-to-Date 2014

City	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	4,586	4,228	8.5	7,689	3,701	107.8	12,275	7,929	54.8
Edmonton	4,308	3,956	8.9	4,430	5,987	-26.0	8,738	9,943	-12.1
Grande Prairie	238	284	-16.2	87	117	-25.6	325	401	-19.0
Lethbridge	325	340	-4.4	107	75	42.7	432	415	4.1
Medicine Hat	117	165	-29.1	64	6	966.7	181	171	5.8
Red Deer	257	265	-3.0	307	254	20.9	564	519	8.7
Wood Buffalo	119	240	-50.4	153	443	-65.5	272	683	-60.2

Table 43: Alberta Centres with Population of 50,000+

Housing Completions

August 2014									
	Singles			Multiples			Total		
City	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	606	450	34.7	539	434	24.2	1,145	884	29.5
Edmonton	591	600	-1.5	564	480	17.5	1,155	1,080	6.9
Grande Prairie	22	57	-61.4	9	12	-25.0	31	69	-55.1
Lethbridge	60	88	-31.8	19	18	5.6	79	106	-25.5
Medicine Hat	20	27	-25.9	0	4	-100.0	20	31	-35.5
Red Deer	38	35	8.6	154	8	1,825.0	192	43	346.5
Wood Buffalo	31	32	-3.1	86	101	-14.9	117	133	-12.0

Table 44: Alberta Centres with Population of 50,000+

Housing Completions: Year-to-Date 2014

City	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	4,091	3,714	10.2	5,119	3,985	28.5	9,210	7,699	19.6
Edmonton	4,032	3,704	8.9	4,617	4,408	4.7	8,649	8,112	6.6
Grande Prairie	241	417	-42.2	193	93	107.5	434	510	-14.9
Lethbridge	314	390	-19.5	116	75	54.7	430	465	-7.5
Medicine Hat	119	155	-23.2	20	22	-9.1	139	177	-21.5
Red Deer	222	214	3.7	252	162	55.6	474	376	26.1
Wood Buffalo	217	228	-4.8	198	282	-29.8	415	510	-18.6

Table 45: Alberta Centres with Population of 50,000+

Housing Under Construction

August 2014									
	Singles			Multiples			Total		
City	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	4,071	3,796	7.2	10,944	7,773	40.8	15,015	11,569	29.8
Edmonton	4,234	3,996	6.0	9,856	9,834	0.2	14,090	13,830	1.9
Grande Prairie	243	247	-1.6	153	212	-27.8	396	459	-13.7
Lethbridge	379	342	10.8	135	145	-6.9	514	487	5.5
Medicine Hat	91	123	-26.0	66	38	73.7	157	161	-2.5
Red Deer	213	198	7.6	301	235	28.1	514	433	18.7
Wood Buffalo	100	189	-47.1	489	559	-12.5	589	748	-21.3

Edmonton Area

Edmonton Census Metropolitan Area

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census.

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate self-contained living premise with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPE DEFINITIONS

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

The term **"multiples"** is equal to the sum of semi, row and apartment units.

STRUCTURE DESIGN ("HOUSE TYPE") DEFINITIONS

Bungalow: A ground-oriented detached residential structure with one level of finished living area above grade.

Split Level: A ground-oriented detached residential structure with at least three levels of finished living area (that do not constitute three storeys), one level of which may be partially below grade. Bi-levels are also captured within this category.

Two storey: A ground-oriented detached residential structure with two levels of finished living area above grade and each living area is approximately the same size.

Other: This category captures all remaining house types including, but not limited to, the following: one and a half storey, two and a half storey, three storey detached residential structures and certain prefabricated homes.

Undefined: This term refers to instances where CMHC field enumerators were unable to determine dwelling type at time of enumeration. This is mainly due to the early stages of construction not reaching a point where structure design (house type) can be observed or is identifiable.

INTENDED MARKET

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories::

Condominium or "condo" (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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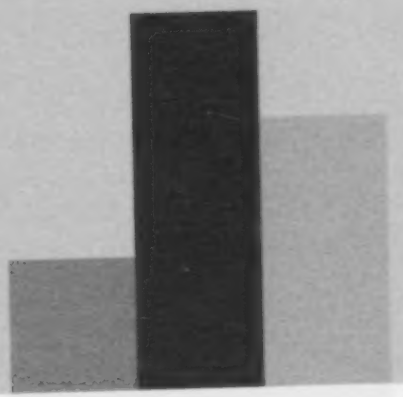

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